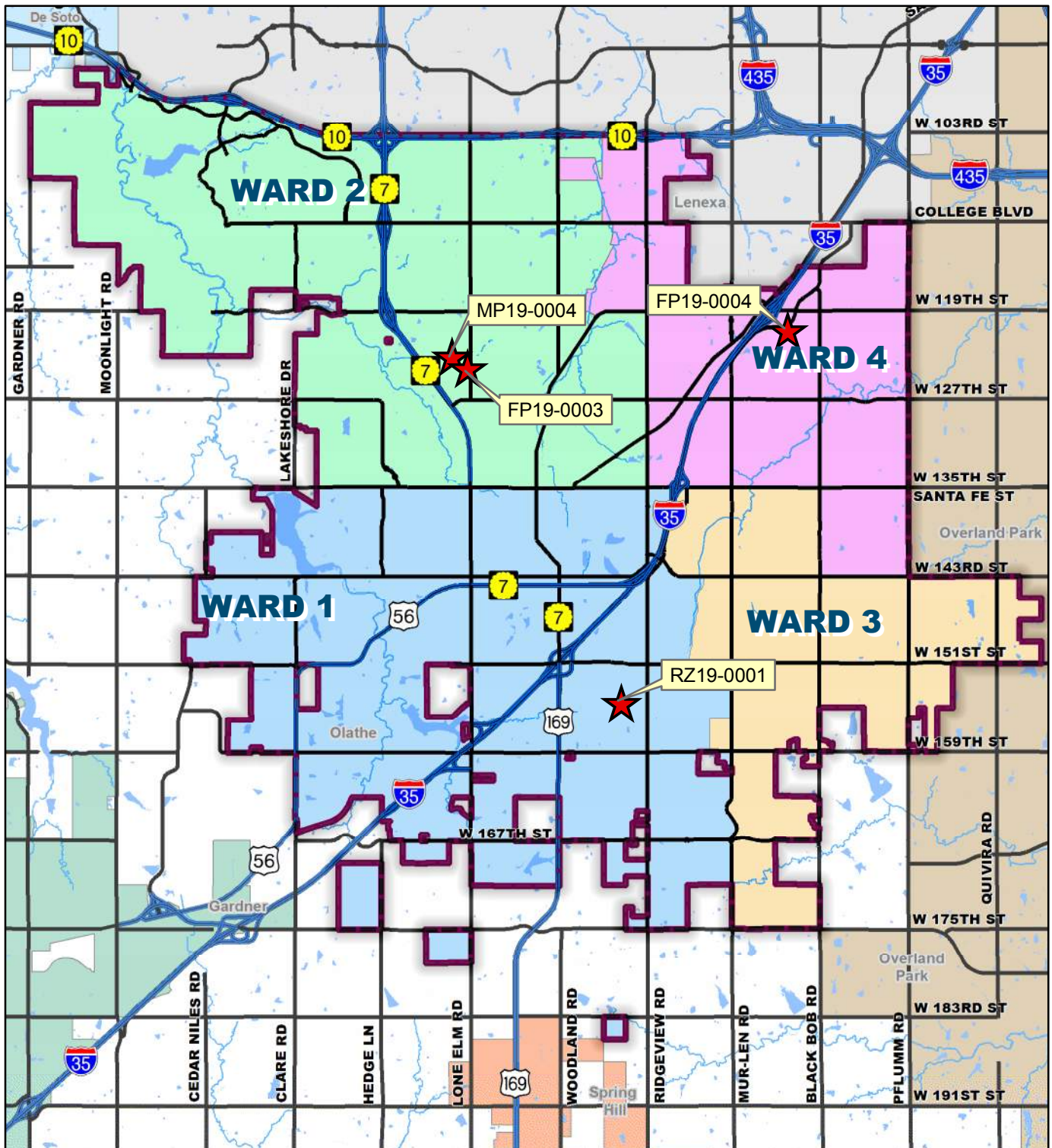


APRIL 8, 2019
OLATHE PLANNING COMMISSION
CASE LOCATIONS



User: jaredmd
Date: 04/03/2019





CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. **MN19-0325:** Standing approval of the minutes as written from the March 25, 2019 Planning Commission meeting.
- B. **MP19-0004:** Request approval for a minor plat for **The Landings at Stone Creek Fifth Plat** containing 3 lots on 0.28± acres; located north of the intersection of W. 123rd Terrace and S. Prairie Creek Road.
Owner / Applicant: Bradley Sterett; AspenCreek Builders, LLC
Engineer: Jerald Pruitt; Pruitt and Dooley Surveying, LLC
- C. **FP19-0003:** Request approval for a final plat for **Hickman Farms Estate** containing 1 lot on 3.59± acres; located at the southwest corner of the intersection of Parker Street and W. 124th Street.
Owner / Applicant: Tom Symons; Mert Properties
Engineer: Harold Phelps, P.E.; Phelps Engineering, Inc.
- D. **FP19-0004:** Request approval for a final plat for **Olathe Station Four** (a replat of all of Lot1A, Olathe Station Three) containing 3 lots and 1 common tract on 14.59± acres; located at the southeast corner of Strang Line Road and Strang Line Court.
Owner / Applicant: Eric Gonsher; RH Johnson
Engineer: Judd Claussen; Phelps Engineering, Inc.

REGULAR AGENDA-NEW BUSINESS

- A. **PUBLIC HEARING**
RZ19-0001: Request approval for a rezoning from RP-3 District to R-4 District and preliminary site development plan for **Saddlewood Apartments** on 18.99± acres; located in the vicinity of W. 154th Street and S. Brentwood Street.
Owner: Saddlewood Associates, L.L.C.
Applicant: Aaron March; Rouse Frets White Goss Gentile Rhodes
Engineer: Jeff Skidmore; Schlagel & Associates, PA

ANNOUNCEMENTS

ADJOURNMENT



City of Olathe

City Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: March 25, 2019

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

Recited Pledge of Allegiance.

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

A motion to approve MN19-0311, the meeting minutes from March 11, 2019, was made by Comm. Rinke and seconded by Comm. Freeman and passed with a vote of 7-0.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>MP19-0001</u> Request approval for minor plat for Ranch Villas at Prairie Haven, Lot 24 containing 4 lots on 0.28± acres; located in the vicinity of 119 th Street and Lone Elm Road.
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A motion to approve MP19-0001 on the Consent Agenda was made by Comm. Rinke and seconded by Comm. Freeman 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 Planning Division.
- b. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- c. The developer is responsible for planting street trees, subject to UDO 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
- d. 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, subject to UDO 18.30.130 I.
- e. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130 I.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>MP19-0002</u> Request approval for minor plat for Ranch Villas at Prairie Haven, Lot 17 containing 4 lots on 0.28± acres; located in the vicinity of 119 th Street and Lone Elm Road.
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A motion to approve MP19-0002 on the Consent Agenda was made by Comm. Rinke and seconded by Comm. Freeman 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 Planning Division.
- b. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- c. The developer is responsible for planting street trees, subject to UDO 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
- d. 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, subject to UDO 18.30.130 I.
- e. A note shall be included on the building permit stating that all above ground mechanical equipment shall be screened according to UDO 18.30.130 I.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>FP19-0002</u> Request approval for a final plat for Kiddi Kollege South containing 1 lot on 2.3± acres; located at the southeast corner of the intersection of W. 167 th Street and future Britton Street.
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A motion to approve FP19-0002 on the Consent Agenda was made by Comm. Rinke and seconded by Comm. Freeman 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 **\$4,191.81**. The required excise tax shall be submitted to the Planning Division prior to recording the final plat.
- B. This final plat shall be recorded, and all excise fees shall be paid prior to submitting for building permit.
- C. Prior to recording the final plat, a stormwater quality/quantity facility maintenance agreement shall be provided.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>PR19-0004</u> Request approval for revised site development plan for Builders Stone on 1.99± acres; located at 707 N. Lindenwood Drive.
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A motion to approve PR19-0004 on the Consent Agenda was made by Comm. Rinke and seconded by Comm. Freeman and passed with a vote of 7-0, with the following staff stipulations:

- a. If the outdoor storage component is constructed screening from public view will be required with a gate or masonry wall between the parking area and storage lot.
- b. Deteriorated pavement, sidewalks, curbs and additional code/site violations shall be rectified prior to receiving Certificate of Occupancy.
- c. A final site development plan shall be approved prior to issuance of building permit.
- d. A photometric plan and detailed cut sheets of all pole and building lighting shall be submitted with the final site development plan per the *UDO*.
- e. All existing foundation landscaping shall be replaced as shown on the preliminary landscape plan per *UDO Section 18.30.130*
- f. 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. A note shall be added to the final site development plan.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>PR19-0005</u> Request approval for revised preliminary site development plan for Olathe Animal Hospital Addition on 0.83 acres; located at 13800 W. 135 th Street.
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A motion to approve PR19-0005 on the Consent Agenda was made by Comm. Rinke and seconded by Comm. Freeman and passed with a vote of 7-0, with the following staff stipulations:

- a. A final site development plan application shall be submitted and approved prior to submitting for building permit.
- b. The final site development plan shall include notes for all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, to be screened from public view with landscaping or an architectural treatment compatible with the building architecture in accordance with UDO requirements.
- c. Details for type and size of shrubs along the south foundation shall be provided with the final site development plan.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>RZ19-0001</u> Request approval for a rezoning from RP-3 District to R-4 District and Preliminary Plan for Saddlewood Apartments on 18.99± acres; located in the vicinity of 154 th Street and Brentwood Street.
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Motion by Comm. Freeman, seconded by Vice-Chairman Rinke, to continue RZ19-0001 to a future Planning Commission meeting.

Motion passes 7-0.

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>VAC19-0001</u> Request approval for vacation of a drainage easement for The Shops at Prairie Farms, Lot 4; located at 2180 W. Dartmouth Street.
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Ginna Verhoff, Planning Intern, appeared before the Planning Commission, summarizing this request for a vacation of a drainage easement. The property is situated south of Santa Fe and west of South Hedge Lane. Ms. Verhoff presented an aerial view of the property and noted that a final site development plan was approved for Pacific Dental Services. The dental office wants to re-situate their drainage easement and build according to the plans recently approved. Stormwater will be accommodated for the development as required by approved plans. Ms. Verhoff provided photos depicting various views of the property. She presented the site plan, which shows a 15 foot wide and 55 foot long drainage easement located in Lot 4 of the Pacific Dental Services. She added that this site is located with Olathe water and service area. Ms. Verhoff stated that Public Works as reviewed the drainage easement and recommends approval without any stipulations. The applicant has provided appropriate notice to surrounding property owners and staff has not received any comments or concerns about this vacation. Staff recommends approval of the vacation of the drainage easement with no stipulations.

There were no questions of staff, and the applicant was not present. **Chair Vakas** opened the public hearing and asked if anyone present wished to speak about this case. Seeing no one, he called for a motion to close the public hearing.

Motion by Comm. Freeman, seconded by Comm. Rinke, to close the public hearing.

Motion by Comm. Freeman, seconded by Comm. Nelson, to recommend approval of VAC19-0001, as proposed by staff.

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

No: (0)

Motion was approved 7-0.



City of Olathe

City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>RZ19-0002:</u> Request approval for a zoning amendment for RP-3 District, The Villas of Asbury, on 0.52± acres; located at 15584 and 15608 S. Church Street.
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Dan Fernandez, Planner II, appeared before the Planning Commission, summarizing this request for a zoning amendment for The Villas of Asbury. The proposed zoning amendment is to reduce a portion of the required building setback along the west property line from 75 feet to 65 feet. There are no proposed changes to density, access or architecture with this amendment. Mr. Fernandez stated that the 75-foot setback was included as a stipulation with the approved zoning of the property, which took place in 2001.

Mr. Fernandez further stated that a zoning amendment is the only avenue available in order to revise or remove a stipulation. Reduction of the setback would only affect the 75-foot setback to the immediate west. Mr. Fernandez noted that this site is surrounded by R-1 and M-2 zoned properties. Mr. Fernandez presented an image of the recorded plat, indicating the setback line. Mr. Fernandez said staff met with the applicant to determine if there was any other solution to this issue, including reorienting the lots so they are inside the setback line. However, the applicant did not feel that would be a possible solution. Staff also suggested building smaller townhomes. The applicant stated that they desire to build townhomes that are similar to the ones already existing and reducing the building footprint would make that impossible.

Mr. Fernandez stated there is also a waiver request for reduction in the landscape buffer requirement. A setback of 75 feet from R-3 to industrial zoned property is required on the west side. The waiver request would be to reduce that to a range of 65 feet to 71 feet immediately to the west of the two lots. Mr. Fernandez presented exhibits from the applicant. The applicant does not believe the public will be inconvenienced by the waiver, and the existing hedge row between the R-3 property and the industrial property will not be affected by the rezoning amendment or waiver request. Mr. Fernandez said that staff is supportive of the waiver and recommends approval of the zoning amendment request.

Comm. Rinke asked if the 75-foot setback was required when it was rezoned in 2001. **Mr. Fernandez** said it was not a requirement, but a recommendation made by staff at the time. Comm. Rinke asked if it was an oversight that lots that were used were going to encroach on the 75-foot setback. Mr. Fernandez said staff has researched why this occurred but has not found any explanation at this time. They will continue to search and try to find a reason. Comm. Rinke noted that the buildings will be situated exactly as they were as a result of the previous approval. Mr. Fernandez agreed. He said the outlay of the lots are not changing with this application and will remain as approved at the rezoning.

There were no other questions from staff. **Chair Vakas** opened the public hearing and asked the applicant to come forward.

Sue Engbroten, 11205 Cedar Street, Leawood, and Randy Wilbanks, Pinnacle Construction, 11205 Cedar Street, Leawood, approached the podium. Ms. Engbroten stated that during the Recession, they purchased the last 10 lots of The Villas of Asbury, which was

started by another developer. Eight lots have been built out, leaving these two lots. Rectifying the problem with the setback will allow them to complete their project and will complete the homes association. Ms. Engbrotten provided minutes from a neighborhood meeting and feels concerns of the neighborhood have been adequately addressed. There were no questions for the applicants.

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

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

Motion passed 7-0.

There was no further discussion by commissioners. **Chair Vakas** called for a motion.

Motion by Vice-Chairman Rinke, seconded by Comm. Sutherland, to recommend approval of RZ19-002, for the following reasons:

- (1) The proposed development complies with the Goals, Objectives and Policies of the Comprehensive Plan.
- (2) The zoning amendment meets the *Unified Development Ordinance* criteria for considering zoning applications.

Vice Chairman Rinke's motion included recommending that the following stipulations be included in the ordinance: These stipulations include those previously approved and required with the original change of zoning (RZ02-XXX) along with newly amended stipulations below:

- (1) An amendment shall be granted for the RP-3 zoning ordinance to allow a reduced building setback of 65 feet from the west property line as shown on the submitted site plan.
- (2) A waiver shall be granted to permit the landscape buffer along the west property line to range from 65 feet to 71 feet as shown on the submitted site plan.
- (3) Prior to obtaining building permits, the property shall be replatted to show the adjusted building setback line.
- (4) A landscape plan showing the size and type of trees to be planted along the west property line shall be submitted and approved with the building permits.
- (5) The combined overall maximum density for the R-1 and RP-3 development area shall be limited to 4.6 dwelling units per acre.
- (6) All RP-3 zoned areas shall be subject to the following design requirements:
 - a) Apartment buildings shall be prohibited.
 - b) All buildings shall be designed with an appearance of individuality between dwelling units. Such design shall include varied rooflines, varied facade depths to create variety and individuality, and front

porches. Mirror image" structures in which the same design is repeated for all units in a structure with no variety shall be prohibited.

- c) A variety of building exterior designs shall be used, with no building design plan to account for more than one-third of the development area.
- d) Building facades facing the public or private streets shall be designed with street orientation to include entrances, porches, windows and other design elements to create the appearance of a front facade. A predominant front entry shall be provided on all facades facing the street.
- e) Each dwelling unit shall be provided with an attached garage. No freestanding garages, carports or surface parking lots shall be permitted. However, small areas for guest parking may be permitted if entirely screened from view from the streets/drives.
- f) Buildings shall be oriented and designed so no garages or parking lots are visible from any public or private streets, or access drives, unless otherwise approved by the Planning Commission with final site development plans.
- g) If the Planning Commission permits a structure(s) with garages oriented toward a public or private street, a minimum thirty-(30) foot setback shall be maintained for the garage portion of the structure.
- h) Exterior building facades shall be finished with high quality building materials and architectural detailing. Exterior walls shall be finished with a minimum of seventy-five (75) percent decorative masonry materials such as stone, brick/masonry or a comparable masonry material, EIFS, stucco and siding (fiber cement board) may be permitted as a minor accent material. Vinyl siding, wood siding, or other synthetic or imitation materials with a false or "tacked on" appearance shall be prohibited.
- i) Roofing materials shall be the heaviest grade of 'Timberline' or comparable shingles, concrete or clay tile, or slate.
- j) An open space area of a minimum 3.3 contiguous acres shall be maintained in a central location for use by all persons who reside within the townhouse area. Such open space area shall include neighborhood amenities such as i.e., swimming pool/clubhouse, playground, tennis court, exercise path, cabana, etc. Detention areas may be included as part of the open space calculation if designed and maintained as a wet-bottom facility with spray fountain(s).
- k) All fences shall be wrought iron, picket fencing (not exceeding 4 feet in height) or a similar decorative fencing material. Solid wood

fencing and chain-link fencing shall not be permitted. Except, chain-link fencing may be permitted around sports courts.

- l) Sidewalks shall be provided on both sides of all public and private streets and drives.
- m) A staggered double row of evergreen trees shall be installed and maintained along the west and south property lines. However, credit shall be given for existing trees located along the west property line. The number of evergreen trees to be installed by the developer along the west property line may be reduced by the Planning Commission with approval of the final site development plan upon submission of a tree survey.

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

No: (0)

Motion was approved 7-0.

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>RZ19-0003 & PP19-0002:</u> Request approval for a rezoning from CTY RN-1 District to R-1 District and preliminary plat for the Cottages of Mahaffie containing 5 lots on 1.39± acres; located in the vicinity of 122 nd Street and Timberlane Boulevard.
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Kim Hollingsworth, Senior Planner, appeared before the Planning Commission, summarizing this request for a rezoning and preliminary plat for Cottages of Mahaffie, located in the vicinity of West 122nd Street and Timberlane Boulevard. The area is approximately 1.39 acres in size and was platted in 1994 and annexed into the city in 1995. The property is zoned County RN-1 and must be rezoned to a City district to accommodate this project. Ms. Hollingsworth noted that a home on the property was demolished in 2017. Surrounding properties are developed with single-family homes.

Ms. Hollingsworth presented pictures of the site, noted that the property contains several mature trees, and a small accessory structure. The property is zoned County RN-1 and is surrounded by County RN-1 to the north and west. Several properties to the south are zoned R-1, and properties to the west are zoned RP-1. Ms. Hollingsworth reported that the PlanOlathe future land use map designates this property as a Conventional Neighborhood with greenway land uses further to the east. The proposed use for single-family residential homes is consistent with the Comprehensive Plan and the proposed R-1 District.

Ms. Hollingsworth stated that the preliminary plat introduces the proposed concept and layout of the property for five single-family lots, ranging in size from 8,800 square feet to over 14,000 square feet. All driveways would have access from Timberlane Boulevard. Additionally, existing water lines run in front of the property, and the property is situated within Johnson County Wastewater's service area. The sanitary sewer would need to extend across Nelson Road and terminate at Timberlane Boulevard. Additionally, a 15-foot-wide landscape tract is required as the subdivision does abut a collector roadway and will provide additional screening.

Ms. Hollingsworth stated that the applicant has met public notice requirements and held a neighborhood meeting in February. Neighbors in attendance had questions about the sanitary sewer, preservation of trees, and the paving of Timberlane Boulevard. She said the applicant intends to preserve as many trees as possible, and a street reconstruction project is planned for 2019 for 122nd Street and Timberlane Boulevard.

Ms. Hollingsworth then highlighted that the City is actively working on a Communities for All Ages plan, meant to encourage age-friendly development and programs in Olathe. She said the applicant intends to construct reverse 1 1/2 story homes with elements to help individuals age in place. She concluded by stating that staff recommends approval of RZ19-0003, and also recommends approval of the preliminary plat, PP19-0002, with staff stipulations.

Comm. Nelson asked if the road would have to be paved before lots can be sold and occupied.

Ms. Hollingsworth stated that the paving applies to 122nd and Timberlane, which is a complete reconstruction project that was scheduled prior to this project coming to the City.

Comm. Corcoran asked about the dashed diagonal line across Lot 1 on the plan. Ms. Hollingsworth said that is an existing storm sewer, and the applicant is aware that it will need to be relocated.

Chair Vakas opened the public hearing and asked the applicant to come forward. **Mark Huggins, Payne and Brockway**, approached the podium, representing the developer, Timothy Gerard, who also came to the podium. Mr. Huggins said they are basically in agreement with staff. The only area they take issue with is the landscape tract along Nelson Road. Mr. Huggins believes it would be better as an easement, and noted that each lot would be responsible for maintenance of their own lot. He commented that most landscape tracts are paid for by all the residents of the development, even those who are not adjacent to it. Mr. Huggins said that land transfers in the future would be simpler.

There were no questions of Mr. Huggins or Mr. Gerard. **Chair Vakas** asked if anyone present wished to comment on this application. 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.

There was no further discussion on the project. **Comm. Fry** asked if there needed to be two separate motions, one for each application. Staff replied yes, there needed to be two separate motions.

Motion by Comm. Fry, seconded by Comm. Nelson, to recommend approval of RZ19-003, 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 the R-1 District meets the *Unified Development Ordinance* criteria for considering zoning applications.

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

No: *(0)*

Motion by Comm. Fry, seconded by Comm. Nelson, to recommend approval of PP19-002, with the following stipulations:

- a) A final plat shall be approved and recorded prior to issuance of building permits.

- b) The master landscape screening plan shall be submitted with the final plat in accordance with UDO requirements.
- c) The final plat shall include language for the dedication and maintenance of the landscape tract.

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

No: (0)

Motion was approved 7-0.



City of Olathe

City Planning Division

MINUTES

Planning Commission Meeting: March 25, 2019

Application:	<u>PR19-0006</u>	Request approval for revised preliminary site development plan for Garmin Sign Package on 96.14± acres; located at 1200 E. 151 st Street.
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Sean Pendley, Senior Planner, appeared before the Planning Commission, summarizing this request for a revised preliminary site development plan for a wayfinding sign package for the Garmin campus. Mr. Pendley noted that the Garmin campus is large and continues to grow, adding buildings and additional employees frequently. There have been requests for better directional wayfinding signage for the campus and individual buildings as they have grown. Mr. Pendley said the applicant has been working on this for quite some time and is ready to move forward.

Mr. Pendley said the types of signs proposed would require a revised development plan due to certain exceptions to the Unified Development Ordinance. A new warehouse has generated some urgency for new wayfinding signage, as well as public improvements that the applicant has made at 151st Street, Mahaffie Circle, Garmin Way, and Ridgeview Road. Mr. Pendley presented photos showing location of proposed new wayfinding signs.

Mr. Pendley then talked about the City's requirements for signage and the exceptions the applicant is asking for. He noted that most of the directional signs proposed meet UDO requirements. The applicant has also provided photo simulations for the signs to show the size and scale of the signs in relation to the existing buildings and streets. Staff is supportive of the sign exceptions requested by the applicant.

There were no questions for staff. **Chair Vakas** asked the applicant to come forward. **Dan Zeller**, 4200 Pennsylvania, Kansas City, MO, and **Theresa Reichert, Garmin**, 1200 East 151st Street, approached the podium. Mr. Zeller said they do not have anything to add to the staff report. They are simply asking for better clarity and improved circulation around the Garmin campus. **Ms. Reichert** added that Garmin has been working with the City on better routing around the campus.

There was no further discussion. **Chair Vakas** called for a motion.

Motion by Vice-Chairman Rinke, seconded by Comm. Fry, to recommend approval of PR19-006, with the following stipulations:

- a. Exceptions shall be granted for the maximum height of information signs up to nine (9) feet as identified in the Campus Wayfinding Sign Package dated March 4, 2019.
- b. Exceptions shall be granted for the maximum area of information signs up to 36.3 square feet as identified in the Campus Wayfinding Sign Package dated March 4, 2019.

- c. Sign permits shall be approved for information signs as proposed and with exceptions granted by the Governing Body. All other signs shall comply with UDO requirements.

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

No: (0)

Motion was approved 7-0.



City of Olathe

City Planning Division

MINUTES – Other Matters

Planning Commission Meeting: March 25, 2019

Sean Pendley, Senior Planner, announced that immediately prior to the next Planning Commission meeting on April 8th, there will be a workshop at 5:00 p.m. for the proposed architectural amendments to the Unified Development Ordinance.

Meeting adjourned.



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: April 8, 2019

Application:	MP19-0004, Minor Plat for The Landings at Stone Creek Fifth Plat		
Location:	North of the intersection of W. 123 rd Terrace and S. Prairie Creek Road		
Owner/Applicant:	Brad Sterrett, AspenCreek Builders, LLC		
Engineer:	Jerald Pruitt; Pruitt and Dooley Surveying, LLC		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>0.28± acres</u>	Use:	<u>Townhomes</u>
Lots:	<u>3</u>		
Tracts:	<u>0</u>	Current Zoning:	<u>RP-3</u>

1. Comments:

The following application is a minor plat for The Landings at Stone Creek Fifth Plat, containing three multifamily residential lots and no common tracts. This is a replat of the existing Lot 6 of Stone Creek Village Second Plat, which was recorded in September 2010. A building permit for the townhomes on the site was approved in January 2018, and this replat will establish property lines to divide those townhome units into individual lots for sale. The subject property was rezoned to RP-3 in 2002 (Ord. 02-89) and underwent a zoning amendment in 2010 (Ord. 10-47). A final site development plan for the Landings at Stone Creek subdivision was approved in August 2010 and five phases of this subdivision have been constructed to date.

No public easements or right-of-way will be dedicated with this replat and therefore the plat will not require City Council acceptance.

2. Plat Review:

- Lots/Tracts** – The plat includes a total of three multifamily lots and no common tracts. The three lots vary in size from 2,342 square feet to 6,442 square feet. The overall plat is consistent with the RP-3 requirement of a minimum of 3,000 square feet per dwelling unit.
- Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Utility Easements (U/E) and Public Utility Easements (PUB/E), have been dedicated on the subject property previously. No new easements for any public utilities are proposed with this minor plat application.
- Streets/Right-of-Way** – Each of the three lots will have vehicular access from W. 123rd Terrace to the south, which is consistent with vehicular access in the previous

phases of The Landings at Stone Creek. No street right-of-way is required to be dedicated with this minor plat application.

3. Excise Taxes

Chapter 3.35.050(B) of the Municipal Code states that any replat of previously platted land that was approved by the City is exempt from paying street and traffic signal excise taxes. Since this application is for a replat of previously platted property, no street or traffic signal excise taxes are required.



Aerial view of site

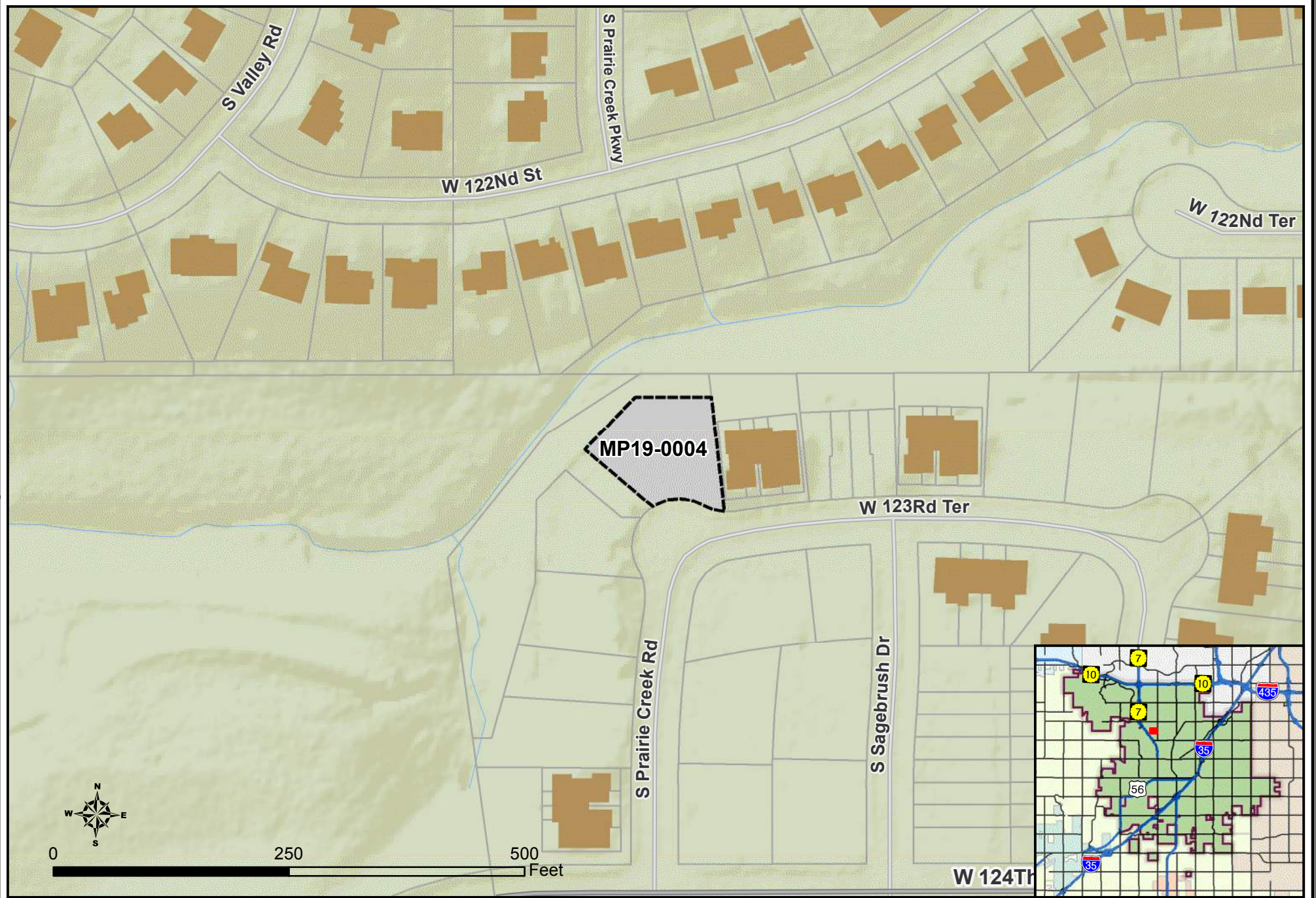


View of existing townhomes from W. 123rd Terrace

4. Staff Recommendation

Staff recommends approval of MP19-0004, minor plat for The Landings of Stone Creek Fifth Plat with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) shall be submitted to the Planning Division.
- b. The sidewalk serving the lots included within this minor plat shall be constructed prior to issuance of a certificate of occupancy.
- c. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with three-sided landscaping or with an architectural treatment compatible with the building architecture per UDO, Section 18.30.130.I.6.



User: jaredmd
Date: 04/03/2019

THE LANDINGS AT STONE CREEK 5TH PLAT MP19-0004



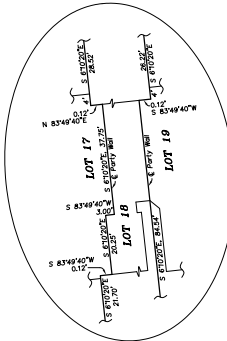
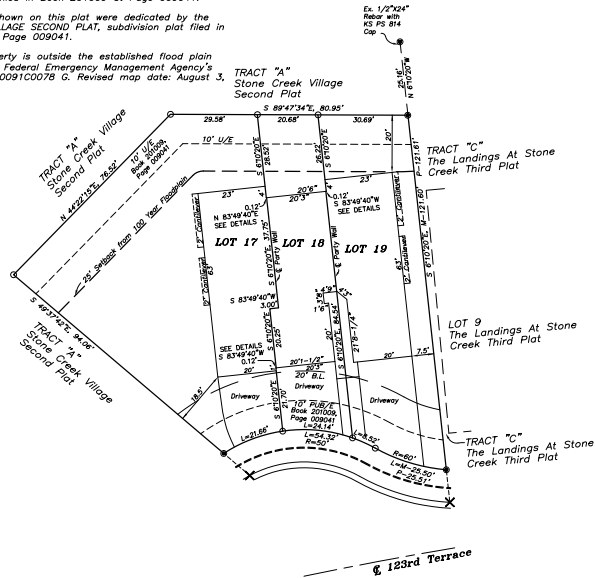
THE LANDINGS AT STONE CREEK FIFTH PLAT

A Replat of Lot 6, STONE CREEK VILLAGE SECOND PLAT, A SUBDIVISION
in the Southeast 1/4 of Section 22. Township 13 South, Range 23 East,
in the City of Olathe, Johnson County, Kansas

Berings are based on the STONE CREEK VILLAGE SECOND PLAT
subdivision plat, filed in Book 201009 at Page 009041.

The easements shown on this plat were dedicated by the
STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in
Book 201009 at Page 009041.

The subject property is outside the established flood plain
according to the Federal Emergency Management Agency's
Flood Map No. 20091C0078 G. Revised map date: August 3,
2009.



DETAILS NOT
TO SCALE

LEGEND

- ✕ Indicates Existing Plus Cuts on top of curb, unless otherwise noted.
- Indicates Set 1/2" x 24" Rebar with KS PS 814 Cap.
- Indicates Existing 1/2" x 24" Rebar with CLS 131 Cap, unless otherwise noted.
- B.L. = Building Line
- U/E = Utility Easement
- PS/U/E = Public Utility Easement
- R = Radius
- L = Length
- = Proposed Sidewalk

PROJECT BENCH MARK

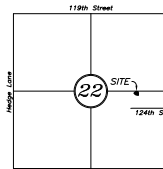
Aluminum Monument set on the Northwest corner of the
curb inlet at the Southeast corner of 7 Highway and Harold.
CPIW BM # 260, Elevation = 1019.25

SURVEYOR'S NOTES

Berings are based on the STONE CREEK VILLAGE SECOND PLAT
subdivision plat, filed in Book 201009 at Page 009041.

The easements shown on this plat were dedicated by the
STONE CREEK VILLAGE SECOND PLAT, subdivision plat filed in
Book 201009 at Page 009041.

The subject property is outside the established flood plain
according to the Federal Emergency Management Agency's
Flood Map No. 20091C0078 G. Revised map date: August 3,
2009.



SITE LOCATION MAP
SECTION 22-13-23
SCALE 1" = 2000'

LOT NUMBER	SQ. FT.	ACRES
LOT 17	6,442.76	0.14
LOT 18	2,342.76	0.05
LOT 19	3,589.88	0.08
PLAT	12,375.5	0.284

DESCRIPTION:

All of Lot 6, STONE CREEK VILLAGE SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the
plat filed September 23, 2010 in Book 201009 at Page 009041.

DEDICATION: The undersigned proprietor of the above described tract of land having caused the same to be subdivided in the manner as
shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "THE LANDINGS AT STONE CREEK FIFTH PLAT".

The undersigned proprietor of the above described land hereby makes declaration that all lots within this plat shall be sold
conveyed subject to the acceptance by buyer and/or grantee of all common area open spaces together with all easements
thereon, amenities, and landscaping.

The undersigned proprietor of the above described land hereby consents and agrees that the Governing Bodies of any special
assessment district shall have the power to release such land proposed to be dedicated for streets, roads, or parts thereof for
public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such
land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated road,
street, or parts thereof.

IN TESTIMONY WHEREOF, the undersigned owner of the property described herein, have hereunto set his hand this _____ day of _____, 2019.

AspenCreek Builders, LLC

Bradley E. Sterrett, Member

STATE OF KANSAS / ss:

COUNTY OF JOHNSON

This instrument was acknowledged before me on this _____ day of _____, 2019.

by Bradley E. Sterrett, as Member of AspenCreek Builders, LLC.

Notary Public: _____ My Appointment Expires: October 28, 2020

Printed Name: Jerald W. Pruitt

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 2019.

Chairperson: C.S. Vokas

This survey was completed in the field in February, 2019; said survey was conducted under
my direct supervision, and, to the best of my knowledge and belief, the above plat correctly
portrays the results of the survey of the above described property.
Jerald W. Pruitt, PS 814

DEVELOPER:
AspenCreek Builders, LLC
20945 W. 115th Street
Olathe KS 66061

Scale 1" = 20'

20 10 0 20 40
SCALE IN FEET

THE LANDINGS AT STONE CREEK FIFTH PLAT

S.E. 1/4, Section 22, Township 13 South, Range 23 East
Olathe, Johnson County, Kansas

PRUITT and DOOLEY SURVEYING, LLC
7912 Elm Ave. 10777 Barkley, Suite 220-I
Raytown, MO 64138 Overland Park, KS 66211
816-689-4239 913-652-9002



City of Olathe
Planning Division

STAFF REPORT

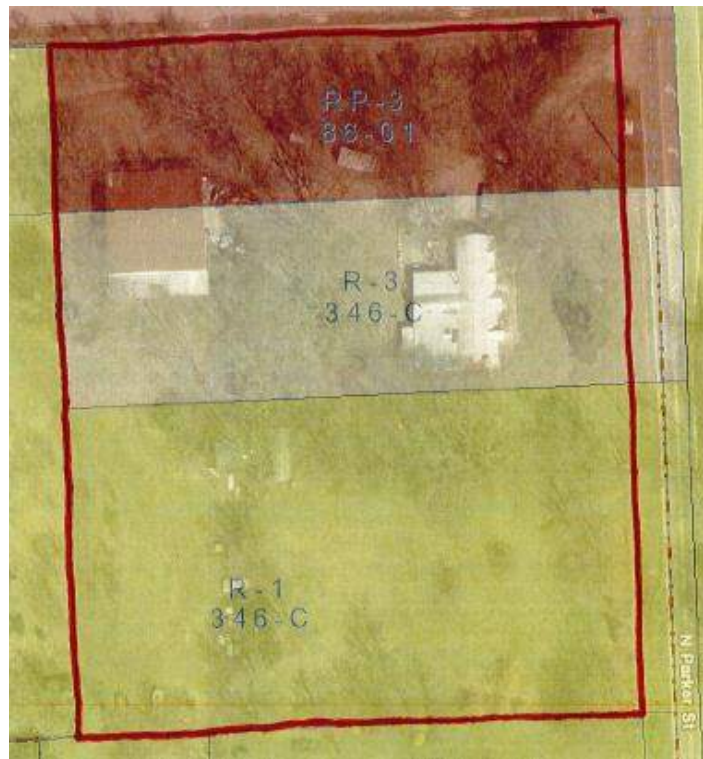
Planning Commission Meeting: April 8, 2019

Application:	FP19-0003, Final Plat for Hickman Farms Estate		
Location:	Southwest corner of the intersection of Parker Street and W. 124 th Street		
Owner/Applicant:	Tom Symons; Mert Properties		
Engineer:	Harold Phelps, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>3.59± acres</u>	Use:	<u>Single-family home</u>
Lots:	<u>1</u>		
Tracts:	<u>0</u>	Current Zoning:	<u>R-1, RP-3, R-3</u>

1. Comments:

The following application is a final plat for Hickman Farms Estate, containing one single family residential lot, which has a house currently under construction. A building permit for the house was approved in February 2019. While this final plat will establish one residential lot, the lot has three different zoning districts on it. The northernmost portion of the lot was zoned RP-3 in 1986 (Ordinance 86-01) as part of a then proposed multi-family development. The southern two-thirds of the lot are zoned R-3 and R-1, and have been zoned that way since 1970, when conventional zoning was first established in the City. While it is not common, a single property may have multiple zoning districts located on it, as zoning is not required to follow property lines. The image on the next page shows the three zoning districts that are located on the subject property, which is outlined in red. This final plat application will establish the subject property as a lot, dedicate right-of-way for Parker Street, and dedicate easements for public use, as further detailed in Section 2.b, on the next page of this report. There are no changes to any zoning district boundaries with this final plat application. The structure will be fully located within the portion of the site that is zoned R-3, and single-family homes are an allowed use in the R-3 District.



Zoning map of the subject property

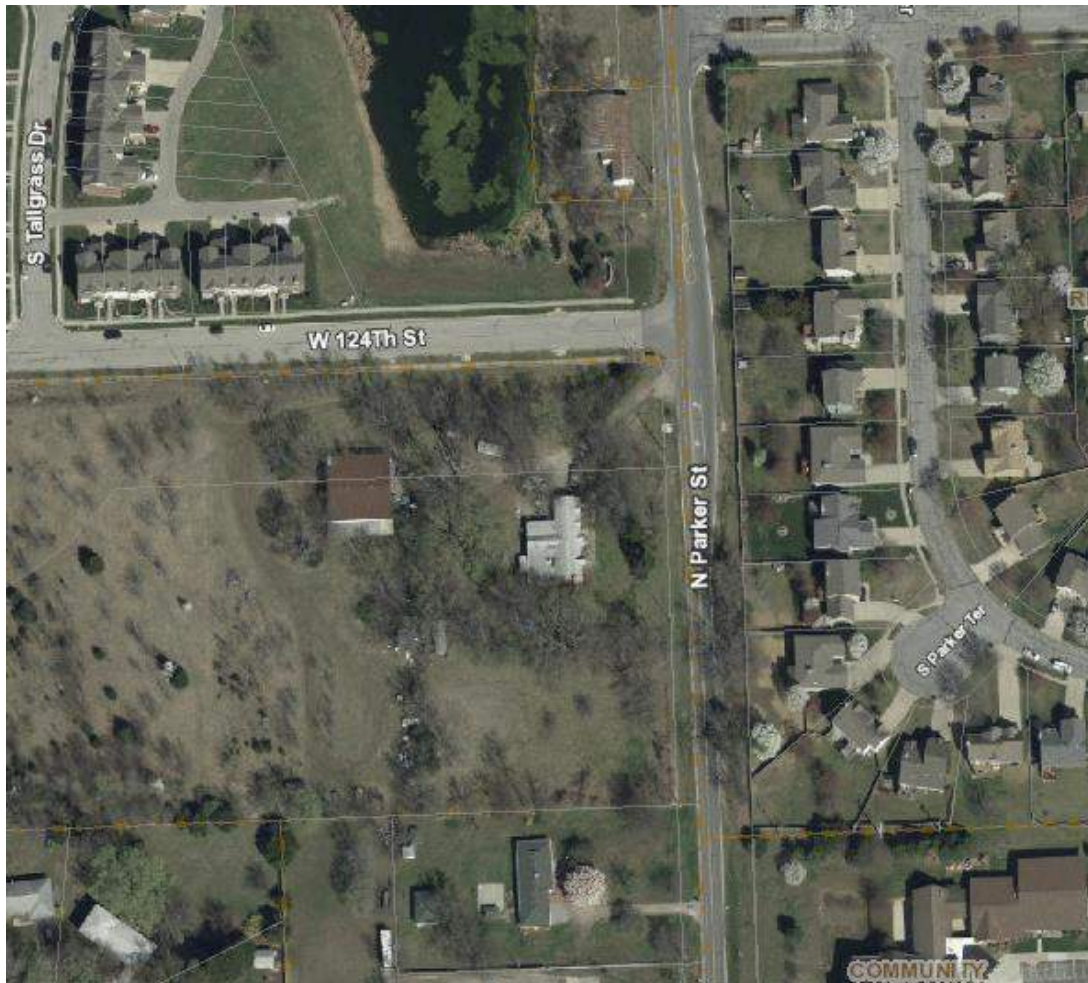
2. Plat Review:

- a. **Lots/Tracts** – The plat includes a total of one residential lot and no common tracts. Lot 1 has a total area of approximately 2.97± acres, and approximately 0.63± acres of arterial street right-of-way for Parker Street will be dedicated with this final plat.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas. Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Public Utility Easements (PUB/E), and Drainage Easements (D/E) will be dedicated with this final plat. Acceptance of the sewers by the City is required prior to the issuance of a certificate of occupancy for the house on the subject property. A stipulation to this effect has been added to the final plat application.
- c. **Streets/Right-of-Way** – The subject property has a newly constructed driveway that provides access to W. 124th Street to the north. The image on the next page shows an existing driveway that connects to Parker Street and W. 124th Street at the northeast corner of the property. This driveway will be removed prior to issuance of a certificate of occupancy, and no vehicular access will be provided to Parker Street. The changes to the driveways and the location of access provided to the lot improve the access in the area by eliminating a driveway on an arterial roadway (Parker Street), and by locating the driveway further away from the intersection. The required right-of-way for Parker Street is also being dedicated with this final plat.

3. Excise Taxes:

Typically, final plats are subject to paying street and traffic signal excise taxes based on the square footage of land and the zoning district(s) of the property. However, UDO, Section 18.40.200.A allows a property owner to obtain a building permit for a single-family structure on unplatted land one-time without paying street or traffic signal

excise taxes. Therefore, this final plat application does not require street or traffic signal excise taxes.



Aerial view of site



View of home from Parker Street prior to remodeling

4. Staff Recommendation:

Staff recommends approval of FP19-0003, final plat for Hickman Farms Estate with the following stipulations:

- a) City acceptance of the sewers on the subject property shall occur prior to issuance of a certificate of occupancy for the single-family home on the subject property.
- b) The driveway located at the corner of Parker Street and W. 124th Terrace shall be removed prior to issuance of a certificate of occupancy.
- c) The final plat shall be recorded prior to issuance of a certificate of occupancy.



HICKMAN FARMS ESTATE
FP19-0003

HICKMAN FARMS ESTATE

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER
SECTION 22, TOWNSHIP 13 SOUTH, RANGE 23 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 22, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 22, thence S 0°21'03" W, along the East line of the Southeast Quarter of said Section 22 and the East plot line of STONE CREEK VILLAGE FIRST PLAT, a plotted subdivision of land in the City of Olathe, Johnson County, Kansas, a distance of 581.50 feet to the point of beginning; thence S 0°21'03" W, along the East line of the Southeast Quarter of said Section 22, a distance of 421.36 feet to the Northeast corner of the South 100 acres of the Southeast Quarter of said Section 22, thence N 89°40'00" W, along the North line of the South 100 acres, more or less of the Southeast Quarter of said Section 22, a distance of 371.28 feet thence N 0°13'54" E, a distance of 421.36 feet to a point on the Southern plot line of said STONE CREEK VILLAGE FIRST PLAT and South right-of-way line of 124th Street, as now established; thence S 89°40'00" E, along the Southern plot line of said STONE CREEK VILLAGE FIRST PLAT and South right-of-way line of said 124th Street, a distance of 372.16 feet to the point of beginning, containing 3.5957 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "HICKMAN FARMS ESTATE".

DEDICATION

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

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, over and through those areas designated as "sanitary sewer easement" or "SS/E" on this plat.

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

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm pipes, sewer pipes and related facilities and structures, street trees and sidewalks upon, over and under these areas outlined and designated on this plat as "PUB/E" or "Public Utility Easement", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purpose.

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

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "Hickman Farms", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release said land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietors has caused this instrument to be executed on this _____ day of _____, 20____.

Mert Properties, LLC

By: _____
Tom Symons, Member

ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Tom Symons, Member of Mert Properties, LLC, a Kansas limited liability company, who personally known to me to be such person who executed, as such officer, the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this _____ day of _____, 20____.

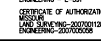
Chairman: C.S. Vokes

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day of _____, 20____.

Mayor: Michael E. Copeland

Attest: Deputy City Clerk: David F. Bryant III, MMC

I, THOMAS D. PHELPS, HEREBY CERTIFY THAT IN FEBRUARY 2015 I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

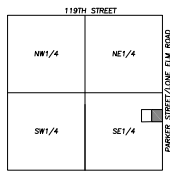


SCALE: 1"=50'
BEARING BASIS: RECORDED PLAT OF
"STONE CREEK VILLAGE FIRST PLAT"

LEGEND

- DENOTES SET 1/2"X3/4" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/PHILIPS CORP. CLS-82 PLASTIC CAP IN CONCRETE UNLESS OTHERWISE NOTED (ORIGIN UNKNOWN UNLESS DESCRIBED)
- B.L. DENOTES BUILDING LINE
- U/E DENOTES UTILITY EASEMENT
- SS/E DENOTES SANITARY SEWER EASEMENT
- PUB/E DENOTES PUBLIC UTILITY EASEMENT
- D/E DENOTES DRAINAGE EASEMENT

LOT AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	129245.23	2.9671
PLAT	156627.04	3.5957
ROW	27381.81	0.6286



SCALE: 1"=2000'
VICINITY MAP
SEC. 22-13-23

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200715, JOHNSON COUNTY, KANSAS, PANEL NO. 2007150076, AND DATED AUGUST 3, 2009.

STAFF REPORT

Planning Commission Meeting: April 8, 2019

Application:	FP19-0004 Request approval for a final plat for Olathe Station Four (a replat of all of Lot1A, Olathe Station Three)		
Location:	SEC of Strang Line Road and Strang Line Court		
Owner/Applicant:	Eric Gonsher, RH Johnson		
Engineer:	Judd Claussen, Phelps Engineering		
Staff Contact:	Dan Fernandez, Planner II		

Acres:	<u>14.59± acres</u>	Proposed Use:	<u>Commercial</u>
Current Zoning:	<u>CP-2/C-2</u>	Lots:	<u>3</u>
		Tracts:	<u>1</u>

1. Comments:

This is a request for approval of a final plat for Olathe Station Four, a replat of 14.59± acres, located in Olathe Station shopping center at the southeast corner of Strang Line Road and Strang Line Court. A portion of the subject property was rezoned (RZ-47-86) from M-1 and RP-3 to C-2 in January 1987. The remaining area was rezoned (RZ-11-98) from C-2 to CP-2 in June 1998. The subject site was originally platted in 1997. The proposed replat will create new lots for a future hotel and future commercial pad site.



Site Aerial



View looking northeast from Strang Line Road and Strang Line Court

2. Final Plat Review:

- a. **Lots/Tracts** –The replat includes 3 lots and 1 tract on 14.59 acres and all lots meet the requirements for the CP-2 and C-2 zoning districts.

One tract is being dedicated with this replat which is being dedicated for signage and landscaping. All signage requires separate sign permits and all signs and landscaping shall be located outside of the sight-distance-triangle.

- b. **Utilities/Municipal Services** –The property is located in the City of Olathe water and sewer service areas and the required utility and sanitary sewer easements are being dedicated with this replat. The applicant will need to coordinate with the City of Olathe Public Works Department for required water and sewer connections.
- c. **Streets** – The subject site is part of the Olathe Station commercial development which has access points onto Strang Line Road, Strang Line Court and interior drives. There are no proposed changes to the access or interior drives with this replat.

3. Street and Signal Excise Taxes:

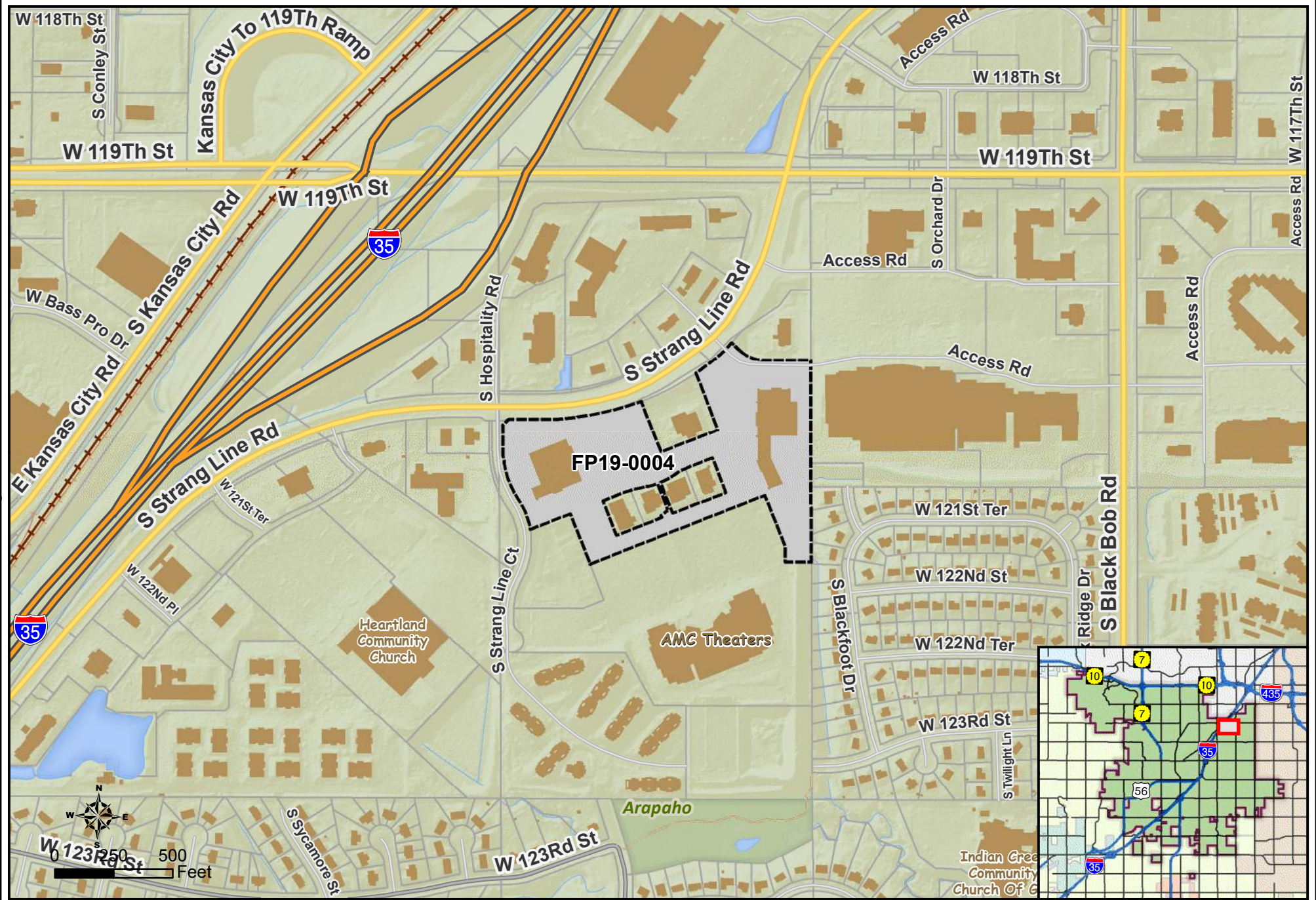
The property is already platted and therefore exempt from street and signal excise taxes.

4. Staff Recommendation:

Staff recommends approval of FP19-0004 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 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.

- c. 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.



OLATHE STATION FOUR
FP19-0004

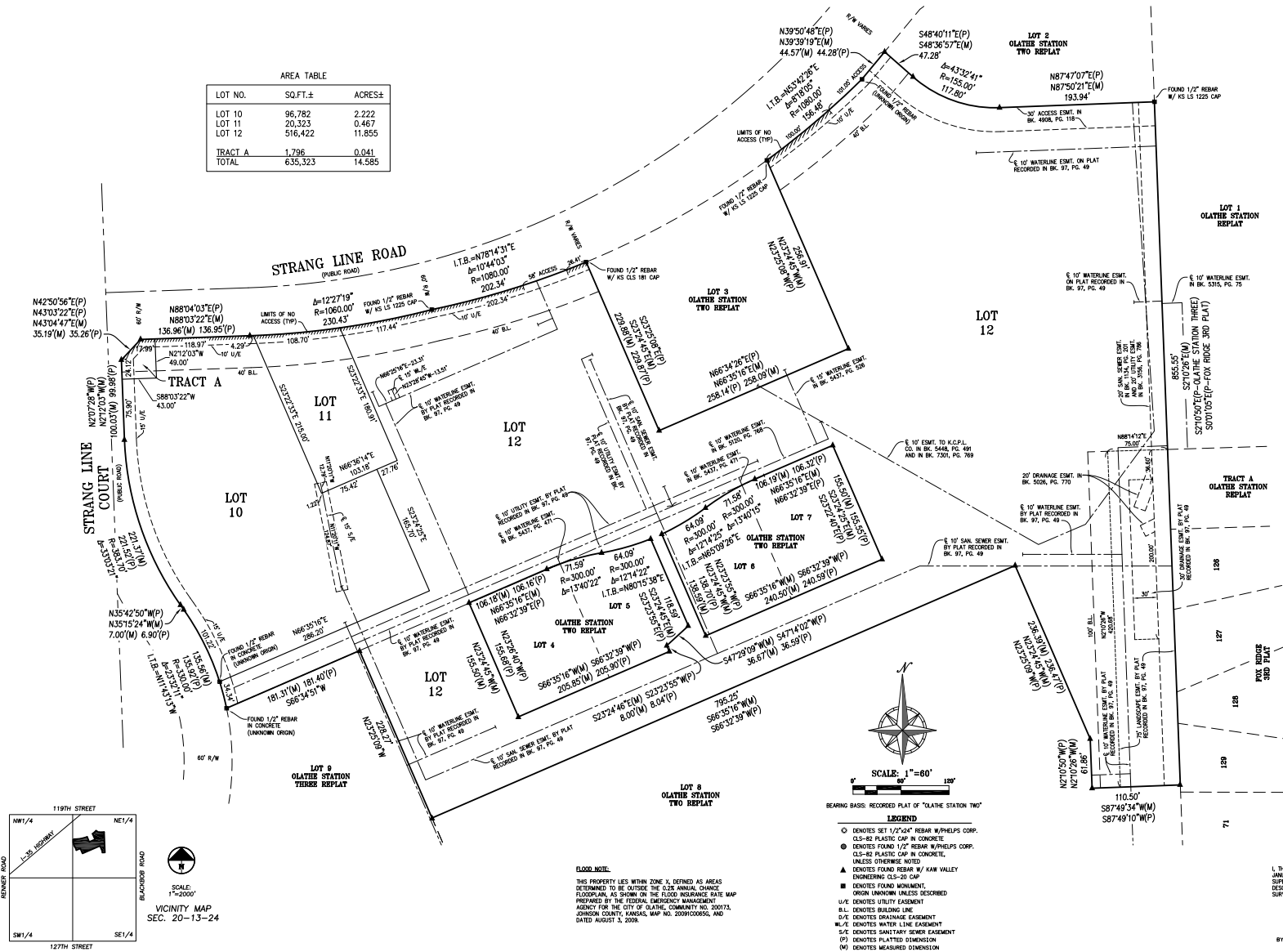


User: jaredmd
Date: 04/03/2019



A REPEAT OF ALL OF LOT 1A, OLATHE STATION THREE
A SUBDIVISION OF LAND IN THE NE1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 24 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LOT NO.	SQ.FT.±	ACRES±
LOT 10	96,782	2.222
LOT 11	20,323	0.467
LOT 12	516,422	11.855
TRACT A	1,796	0.041
TOTAL	635,323	14.585



LEGAL DESCRIPTION

All of Lot 1A, OLATHE STATION THREE, a subdivision of land in the City of Olathe, Johnson County, Kansas, containing 14.585 acres, more or less of replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "OLATHE STATION FOUR".

DEDICATION

The undersigned proprietor of the property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated.

The undersigned proprietor of said property shown on this plat does hereby certify that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility, or corporation have been absolved except that same person, utility or corporation shall retain whatever rights they would have as if located in a public street.

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall remain a lien on the remainder of this land fronting and abutting on said dedicated public way or thoroughfare.

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

An easement to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, over and through those areas designated as "sanitary sewer easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the City of Olathe, Johnson County, Kansas or their assigns.

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 storm sewer lines and surface drainage facilities, including manholes, inlets, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

Tract "A" is hereby reserved as a signage and landscape tract, and shall be owned and maintained by the undersigned proprietors, successors and assigns.

CONSENT TO LEVY

CONSENT TO LEVY

The undersigned proprietor of the above described land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

EXECUTION

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

HOLMES 111, LLC

By: _____
Eric Gonsler, Managing Owner

ACKNOWLEDGEMENT

[illegible]

BE IT REMEMBERED that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came Eric Gonsler, Member of the Board of DIRECTORS, LLC, who is personally known to me to be said person who executed, as such Officer, the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of the same.

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

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this

_____ day of _____, 20____.

Chairman: C.S. Vakas

Approved by the Governing Body of the City of Olathe, Kansas, this _____ day
of _____, 20____.

Mayor: Michael E. Copeland

Attest: _____
City Clerk:

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-306

D. PHELPS, HEREBY CERTIFY THAT IN
2019, I OR SOMEONE UNDER MY DIRECT

ENGINEERING-200705058

PHELPS ENGINEERING, INC.
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.8800
WWW.PHELPS-PE.COM

LS-1075
WAS. D. PHELPS, KS, LS-1075



 KANSAS DEPARTMENT OF TRANSPORTATION
 1201 EAST 17TH AVENUE, SUITE 100, LAWRENCE, KS 66044
 TEL (785) 843-8800 FAX (785) 843-1155

PEI #181077 3-11-2019

Error Closure: North: -0.0052879 East: -0.0035842 Precision 1: 758314.25



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: April 8, 2019

Application:	<u>RZ19-0001</u> Rezoning from RP-3 to R-4 district and preliminary site development plan for Saddlewood Apartments
Location:	In the vicinity of 154 th Street and Brentwood Street
Owner	Saddlewood Associates, L.L.C.
Applicant:	Aaron G. March, Rouse Frets White Goss Gentile Rhodes
Engineer:	Jeff Skidmore, Schlagel & Associates
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>18.99 ± acres</u>	Proposed Use:	<u>Apartments</u>
Current Zoning:	<u>RP-3</u>	Proposed Zoning:	<u>R-4</u>
Units:	<u>444 (4 buildings)</u>	Plat:	<u>6.73 acres platted</u>
Density:	23.4 units/acre		<u>Remaining acreage unplatted</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Mixed Density Residential	Vacant	RP-3	3	B
North	Mixed Density Residential	Apartments	RP-3	-	-
South	Mixed Density Residential	Industrial/townhomes	RP-3/M-2	-	-
East	Conventional Neighborhood	Single-family homes/future senior housing	R-1/R-3	-	-
West	Mixed Density Residential	Industrial/Warehouse	M-2/MP-2	-	-

1. Comments:

The applicant is requesting a rezoning from RP-3, (Planned Low-Density Residential) to R-4 (Residential Medium-Density Multi-family) and approval of a preliminary site development plan for Saddlewood Apartments. The subject property is located in the vicinity of 155th Street and Brentwood Street. The preliminary site development plan includes 4 apartment buildings ranging in height from 3 to 4 stories with 444 total units for a density of 23.4 units/acre.

The subject site was rezoned (RZ-47-98) from A (Agriculture) to RP-3 in November 1998. The associated preliminary site development plan included 360 units in 36 buildings for a density of 12.98 units/acre. The buildings ranged in height from 2 to 3 stories. Parking was included in detached, freestanding garages, carports and surface parking.

Of the 360 units that were approved with the 1998 preliminary site development plan, 92 units have been constructed. This leaves 268 units that were not built as part of the original plan. Should the current rezoning request and preliminary site development plan for Saddlewood be approved, there would be an increased total of 536 units for the development.

2. Existing Conditions/ Site Photos:

The subject site is currently undeveloped but was part of the original approved Saddlewood apartments as mentioned in the section above. The 92 units that were built are located to the north of the blue line that outlines the subject site.



Site Aerial



View looking southeast from existing clubhouse

3. Public Notice/ Neighborhood Information:

The applicant 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. Additional notification letters were sent after the continuance from the March 25 meeting and updated signs were placed on-site. The applicant also emailed residents who attended the meeting about the new Planning Commission date.

A neighborhood meeting was also held in accordance with the UDO on February 28, 2018 with approximately 21 attendees. Issues discussed included building height, the stepdown of the 4-story buildings, parking, wildlife, timeline of construction and other developments by the developer. The minutes from this meeting and the sign-in sheet has been included in the Planning Commission packet.

Staff has received 8 letters in opposition to the proposed development. All correspondence has been included in the packet for the Commission to review. Issues and concerns included the height of the apartment buildings, parking, increased traffic, noise, crime and decreased property values.

The applicant revised the plans to address comments and concerns from surrounding residents and also from staff. Details of the revisions are summarized in the Parking and Building Designs Standards section of this staff report.

4. Zoning Requirements:

- a. **Setbacks** – The following table lists the minimum building setback requirements for developments using the Site 3 Category as well as the proposed setbacks for the apartment buildings:

	UDO Requirement	Proposed Plan
<i>Front Yard</i>	15 feet from property line	90-240 feet along Brentwood Street
<i>Side Yard</i>	N/A	115-160 feet from 153 rd Terrace and south property line
<i>Rear Yard</i>	5 feet from the property line	20-25 feet for Buildings C and D

Per Section 18.30.160 of the UDO, parking/paving setbacks for multi-family developments are required to have a 30-foot setback from the public street right-of-way. The plans show a small section of the setback along Brentwood at 20-feet and the applicant is requesting a waiver from this requirement for this section. Waiver requests are summarized in Section 9 of this staff report.

- b. **Building Height** – The maximum building height for projects subject to Site 3 and Building B Design Categories in the R-4 District is 4 stories or 50 feet from finished grade. The proposed development has three 4-story buildings that are 50 feet in height.

The applicant has submitted perspective and line of sight drawings to show the location of the proposed apartment buildings in relation to the existing single-family homes to the east.

- c. **Common/Active Open Space** – The proposed development includes 38% open space which is well above the 5% requirement for this district. For active open space, the project is showing a walking trail, a new pool area, and a dog park. Staff is stipulating that sitting/picnic areas be added and shown in the middle greenspace area with the final site development plan submittal.
- d. **Land Use** – Apartments in RP-3 zoned districts are permitted up to 17 units per acre. The applicant is requesting a change of zoning to R-4 to provide for increased density development. Their proposal is for 23.4 units per acre which would be possible in the R-4 district which permits up to 29 units per acre.

5. Development Requirements:

- a. **Access/Streets** – The subject site will have 7 access drives onto adjacent public streets. There are 4 drives onto Brentwood Drive to the east, 1 drive onto 153rd Terrace to the north and 2 drives onto Mahaffie Street to the west.

The existing street network surrounding the proposed development will provide adequate capacity to accommodate the proposed additional units. There are collector streets adjacent to the east and west side of this development. These existing collector streets already have the capacity to adequately convey the added trips this development would generate.

- b. **Parking** – For multi-family residential developments, the *UDO* requires 1.5 parking space per unit. Based on the proposed 444 units, the project is required to have 666 parking spaces. The submitted plans include a total of 824 parking spaces of which 142 are attached garage spaces and the remaining 682 spaces are surface parking. The spaces provided average out to 1.86 spaces per dwelling unit.

When the application was first submitted, the plans showed 706 parking spaces for a ratio of 1.6 spaces per dwelling unit. Although that number met the *UDO* requirement, the applicant revised the plans to add additional parking due to concerns from neighboring residents and staff about parking for the apartment complex. The plan was revised by removing an interior drive that provided room for not only additional parking spaces but for additional greenspace.

- c. **Landscaping/Buffers** – The submitted landscape plan includes landscaping throughout the site including in along the property lines, landscape islands, open space areas and the building foundation on the primary elevations.

Per *UDO* requirements, a Type 3 Buffer is required between R-4 and R-1 zoned districts. A Type 3 Buffer is 20 feet in width with a mixture of deciduous, ornamental and evergreen trees as well as shrubs. This buffer also requires a 6-foot high wall or berm. The landscape plan shows the Type 3 Buffer with the required plantings on the east side of the property which is adjacent to R-1 zoning. However, the buffer ranges in height from 3 to 6 feet in height. A waiver request has been submitted for the berm to be less than 6 feet in some areas.

A Type 5B Buffer is required between R-4 and M-2 Districts. A Type 5B Buffer is 75 feet in width with no landscaping. The submitted plans show a 20 and 25-foot buffer along the property lines adjacent to M-2 zoned properties. All property lines adjacent to M-2 properties contain a mixture of landscaping. The applicant is requesting a waiver to the Type 5B Buffer requirement. Waiver requests are summarized in Section 9 of this staff report.

All berms and landscaping shall be located outside the sight-distance-triangle.

- d. **Public Utilities** – The subject property is located within the WaterOne and City of Olathe sewer service areas. The applicant will need to coordinate with the respective utility providers for service.
- e. **Stormwater** - The development is providing stormwater detention along with stormwater quality and the applicant has submitted a conceptual stormwater plan with the application. Should the rezoning be approved, a preliminary stormwater plan is required with the final site development plan submittal and a final stormwater plan is required with building permit submittal. Drainage easements and maintenance language will be included with the replat of the property.

As designed, the dog park cannot be located within the extended dry detention basin. Staff and the applicant have had discussions about relocating the dog park or redesigning the basin so that the dog park can be located within it. Staff is recommending that this be included as a plan stipulation as provided for on page 11 of this report.

- f. **Mechanical Equipment/Dumpster Enclosure** – The applicant has provided a note on the site plan stating that all mechanical equipment will be screened per *UDO* requirements.
- g. **Lighting** – Since the development is next to existing residential, staff required a photometric plan with this application submittal, instead of with the final site development plan application. The applicant submitted a plan showing compliance with Section 18.30.135 of the *UDO*. Per this section, the maximum maintained vertical foot-candle at an adjacent residential property line is 0.5, which the submitted plan shows over most of the adjacent property line to the east. There are areas along Brentwood Street where the foot-candles are over 0.5, however, this is due to existing street lighting.

6. Site Design Standards:

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

<i>Composite Site Design (Category 3)</i>	Proposed Design Includes
<i>Outdoor Amenity Space</i>	Walking trails, 2 pool areas, dog park
<i>Parking Pod Size</i>	The parking pod sizes are below the maximum 40 parking spaces per pod
<i>Pedestrian Connectivity</i>	Interior sidewalks and an interior trail will connect to existing sidewalks along Brentwood Street, 153 rd Terrace and Mahaffie Street
<i>Detention and Drainage Features as Amenities</i>	Landscaping for screening has been provided around the proposed detention basin at the southwest corner of the site.

7. Building Design Standards:

The proposed development is subject to **Building Design Category B** (*UDO* 18.15.030). The following is an analysis of the required composite design standards and the proposed development.

<i>Composite Building Design (Category B) Standards</i>	Proposed Design Includes
<i>Horizontal Articulation</i>	Horizontal articulation tools used a minimum of every 50 feet; wall offsets shall be at least 4 feet deep
<i>Vertical Articulation</i>	Vertical articulation tools used a minimum of every 50 feet
<i>Transparent Glass on Primary Façade</i>	Minimum 25% on primary facades

<i>Ground floor pedestrian interest/entry elements</i>	Architectural features such as roofed front porches, awnings and canopies shall be used on primary elevations
<i>Garages on Primary Facades</i>	Garages shall be designed to limit the impact of vehicular use areas
<i>Building Materials</i>	Primary facades (min. 70% Category 1; remainder from Category 2) Secondary facades (min. 50% Category 1)
<i>Transition standards for projects adjacent to single-family neighborhoods</i>	A building or portion of a building located within 100 feet of an R-1 or R-2 District shall be no more than 35 feet or 2 stories in height

- a. **Horizontal Articulation** – For all buildings, wall offsets are located every 13 to 26 feet along the primary facades and are 4 feet deep which meets the UDO requirement for horizontal articulation.
- b. **Vertical Articulation** – The buildings include a variation in roof form and heights on all elevations. The initial submittal had all flat rooflines with parapets and at the request of staff, the applicant included pitched roofs which compliment the nearby single-family homes and existing apartments.
- c. **Transparent Glass** – Category B design standards require a minimum of 25% transparent glass on primary facades which are all elevations. Although not all primary elevations, all sides of the buildings exceed the 25% requirement for glass.
- d. **Ground floor pedestrian interest/entry elements** – The building includes transparent glass as well as canopies over some of the ground floor entrances. All ground floor entrances shall have an architectural feature such as a canopy with the final site development plan.
- e. **Garages on Primary Facades** – The apartment buildings have in-building garages, but they will not be visible from the street due to distance, berms and landscaping.
- f. **Building Materials** – The building consists of stone veneer, glass and Hardie board siding. Elevations that face public streets, private drives or parking areas are considered primary. For this project, most of the facades are primary with the exception of the sides of the building that face the interior greenspace.

The proposed buildings are unique in shape and have more than just east, west, north and south elevations. Due to this, please refer to the material percentage sheet submitted by the applicant for the material percentages for all elevations. It should be noted that even though not all elevations are primary, each side of each building meets the primary façade requirement of 70% Category 1 materials.

- g. **Transition Standards for Projects Adjacent to Single-Family Neighborhoods** – The proposed buildings along Brentwood Street, adjacent to a single-family neighborhood, are all over the 100-foot distance requirement. The distances from the building to the single-family properties range from 144 feet to 300 feet.

During the review process, staff recommended 3-story buildings on the east side of the development, nearest to the single-family homes. Building height and setbacks were also issues brought up by neighboring residents. The applicant did not eliminate the 4-story buildings on this side of the property but did revise the plans to address these concerns. Revisions included increasing the distance of the apartment buildings from the single-family properties from approximately 110 feet to the current 140 feet to 300 feet. The two 4-story buildings located closest to Brentwood Street were designed so that they step down to 3-stories as the buildings approach the single-family district and the largest building is located on the west side of the property, adjacent to the industrial zoned properties. And although not adjacent to single-family homes, the setback for Building D from the south property line was increased from 21 feet to 115 feet.

8. Phasing:

The applicant has submitted a phasing plan showing the proposed development being built in 5 phases. The first phase does not include a new apartment building, but instead addresses an issue that the applicant heard from residents in the area which is parking along 153rd Terrace. The first phase includes additional parking near the existing clubhouse and swimming pool for residents and visitors to use. Traffic staff has also agreed to look at limiting the amount of parking on 153rd Terrace as it is a public street.

The remaining 4 phases, that include the new apartment buildings, will be built from the northwest to the southeast as follows:

Phase 2 includes the 4-story Building A with 121 units.

Phase 3 includes the 3-story Building B with 66 units.

Phase 4 includes the 4-story Building C with 152 units.

Phase 5 includes the 4-story Building D with 105 units.

9. Waiver Requests:

The applicant is requesting 3 waiver requests which are:

- a. for the minimum parking/ setback from the street right-of-way,
- b. the landscape buffer between R-4 and M-2 Districts and
- c. height of the berm in the Type 3 landscape buffer.

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.

The waiver for the parking/paving setback is to allow the setback to be 20 feet for a small section along Brentwood Street instead of the required 30 feet for multi-family developments per Section 18.30.160 of the UDO.

The second waiver request is for the Type 5B Buffer requirement between R-4 and M-2 Districts. Section 18.30.130.J requires a 75-foot buffer without landscaping between the two districts and the submitted plans show a mostly 25-foot landscape buffer west of

Buildings C and D. The buffer does narrow to 20 feet at the southern edge of Building C along Mahaffie Street. The buffer along the south property line is approximately 34 feet in width with landscaping.

The third waiver request is for the Type 3 Buffer requirement of a 6-foot berm within the landscape buffer. A Type 3 Buffer is required between R-4 and R-1 zoned properties. The berm on the east side of the development adjacent to single-family ranges in height from 3 to 6 feet.

In the submitted waiver request, the applicant states that a higher quality design is achieved by granting of the waivers. For example, by reducing the Type 5B Buffer requirement, the buildings can be pushed back further from the existing single-family homes. They are also providing a higher quality design by exceeding the Category 1 material requirements on all elevations. Also, the applicant states that the granting of the waivers is not contrary to the public interest and will not burden the City.

Staff Analysis:

Staff is supportive of the waiver requests due to the proposal meeting criteria for waivers found in Section 18.40.240.E of the UDO and for the following reasons.

For the parking/paving setback, the applicant is providing a 30-foot setback along the majority of parking/paving areas along Brentwood Street. And even though the setback narrows to 20 feet on the north side of the development, a berm with landscaping is still being provided within the setback.

The Type 5B Buffer adjacent to the industrial zoned properties was reduced in order to accommodate a larger distance between the proposed apartment buildings and the single-family homes to the east. The buffer will be mostly 25-feet in width and will also have a solid line of landscaping. The Type 5B buffer does not require any landscaping.

The proposed berm is proposed to range in height from 3 feet to 6 feet. Along all portions of the berm, the applicant has located multiple rows of shrubs on the berm as well as trees for screening of the parking lot.

10. Comprehensive Plan Analysis:

The future land use map of the Comprehensive Plan identifies the subject property as Mixed Density Residential.

The following are criteria for considering rezoning applications as listed in Unified Development Ordinance (UDO) Section 18.40.090 G.

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

The *Comprehensive Plan* identifies the subject property as Mixed Density Residential Neighborhood. This land use designation typically consists of multi-family developments such as the proposed development for the subject site.

The Comprehensive Plan includes goals encouraging infill development (HN-1.8), providing a full range of housing choices (HN-2.1) and providing high-quality design (LUCC-7.1) which includes urban design.

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 properties zoned single-family residential, multi-family residential and industrial. The existing uses are single-family homes, apartments and industrial uses. Although taller than the existing surrounding buildings, the applicant has addressed this issue through the review process by increasing the distance between the apartment buildings and the single-family homes, having the 4-story buildings step down to 3-stories as they approach the single-family homes and by providing landscape berms along Brentwood Street for additional screening.

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.

There are a variety of uses in the area, including multi-family residential, single-family residential and industrial. The development has been designed so that large buffers and screening are included adjacent to single-family residential and the largest building is adjacent to the industrial zoned properties. With the high quality the design and the provided buffers, the proposed use would be in harmony with the surrounding properties.

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

The current zoning of the property is RP-3 which would permit low-density multi-family development and the site is also part of an approved preliminary site development plan that included low-density multi-family apartments. The RP-3 existing zoning does not allow for the density the applicant is seeking.

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

Although part of the rezoning and preliminary site development plan from 1998, the subject site has never been developed.

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

The proposed development is not expected to detrimentally affect nearby properties as the development is a high-quality design by meeting the design requirements as stipulated and by providing adequate buffers to the adjacent properties.

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

Since the project is a high-quality development by exceeding design requirements in some areas, staff does not anticipate that the project would harm the value of any nearby properties.

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

The surrounding road network has been built to collector standards which can accommodate the additional traffic generated from the proposed development. Also, the project will be providing more than the required amount of parking per UDO standards.

I. 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 is required to comply with the City's stormwater requirements and provide best management practices for water quality.

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

The proposed development would provide additional population for the City and generate new real estate taxes on land that is currently vacant.

11. Staff Recommendation:

A. Staff recommends approval of RZ19-0001 for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Housing and Neighborhoods (Principle HN-1.8 HN-2.1 and LUCC-7.1).
- (2) The requested rezoning to R-4 district meets the Unified Development Ordinance (UDO) criteria for considering zoning applications, with exceptions to certain requirements as noted.
- (3) The proposed development as stipulated meets composite design standards for **Site Design Category 3** (UDO 18.15.115) and **Building Design Category B** (UDO 18.15.030).

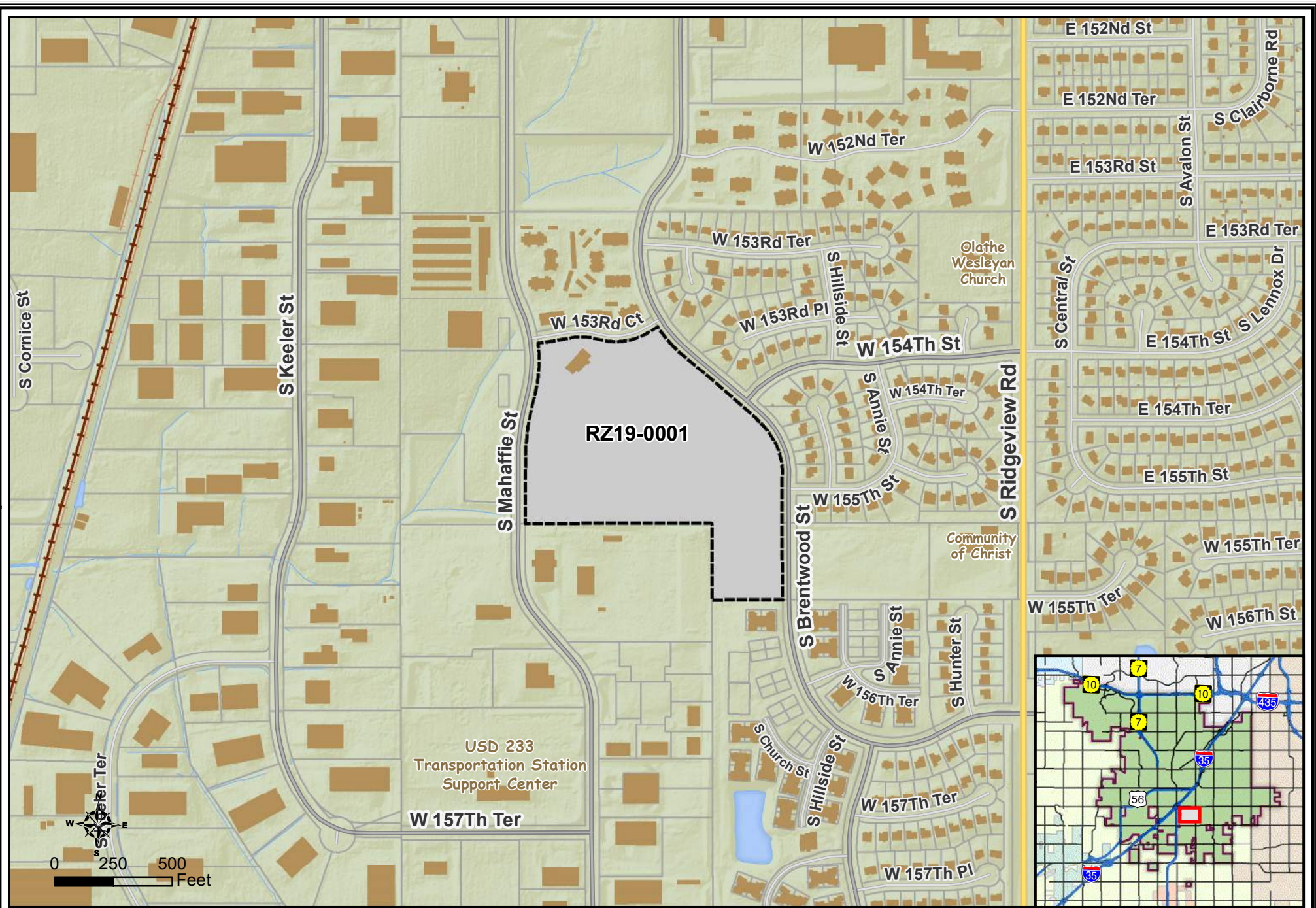
B. Staff recommends approval of RZ19-0001 with the following stipulations to be included in the ordinance:

- (1) A final plat shall be approved and recorded, and all excise fees paid prior to issuance of a building permit.
- (2) A final site development plan shall be approved prior to submitting for building permits.

C. Staff recommends approval of the preliminary site development plan with the following stipulations to be addressed with final site development plans:

- (1) A waiver shall be granted to permit a 20-foot parking/paving setback for a portion of the section along Brentwood Street as shown on the preliminary site development plan.

- (2) A waiver shall be granted to permit the berm within the Type 3 Landscape Buffer to range from 3 to 6 feet as shown on the preliminary site development plan.
- (3) A waiver shall be granted to permit the berm within the Type 5B Landscape Buffer to be 20 to 34 feet in width as shown on the preliminary site development plans.
- (4) The dog park shall be relocated, or the stormwater basin redesigned with the final site development plan application.
- (5) Aerial apparatus access for Building A, Building B, Building C, and Building D that shows the revisions, with dimensions, as required by the Fire Department shall be approved with the final site development plan.
- (6) The final site development plans shall provide a road at least 26 feet wide on one side of the building, located at least 15 feet and no more than 30 feet from the building. Where no landscaping is provided (asphalt/concrete only), this requires a 41-foot minimum wide road that fronts each building to allow for aerial apparatus operations.
- (7) All portions of the building will be required to be within 600 feet of a hydrant (travel distance) for sprinklered buildings (IFC Section 507.5.1, Ex 2).
- (8) A fire department connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection (IFC Section 507.5.1.1).
- (9) Details of the parking lot lighting poles and fixtures per Section 18.30.135 of the UDO shall be submitted with the final site development plan.
- (10) Sitting/picnic areas shall be added and shown in the middle greenspace with the final site development plan submittal.



User: JaredMD
Date: 03/19/2019

SADDLEWOOD APARTMENTS
RZ19-0001



SITE DATA
 CURRENT ZONING: R-3
 PROPOSED ZONING: R-4
 SITE DESIGN CATEGORY: 3
 BUILDING DESIGN CATEGORY: B
 LANDSCAPE BUFFER TYPE: 3
 TOTAL OPEN SPACE: +/- 30,897 SQ FT
 COVERAGE: +/- 48.93%

PARKING TABULATIONS

GARAGE PARKING:	
PHASE 2:	
A - BUILDING	37 GARAGES
PHASE 3:	
B - BUILDING	30 GARAGES
PHASE 4:	
C - BUILDING	48 GARAGES
PHASE 5:	
D - BUILDING	27 GARAGES
TOTAL	142 TOTAL

SURFACE PARKING:	
PHASE 2:	217 SPACES (210 SPACES IN FUTURE)*
PHASE 3:	121 SPACES (117 SPACES IN FUTURE)*
PHASE 4:	190 SPACES
PHASE 5:	160 SPACES
TOTAL	688 TOTAL

*7 STALLS WILL BE REMOVED FROM PHASE 3 WITH CONSTRUCTION OF PHASE 4. 4 STALLS WILL BE REMOVED FROM PHASE 3 WITH CONSTRUCTION OF PHASE 5. TOTAL PARKING SPACES FOR ALL PHASES WILL BE 682 STALLS.

PARKING REQUIRED:
 1.5 x 444 UNITS = 666 SPACES

PARKING PROVIDED:	
PHASE 2:	142 + 660 = 802 SPACES
PHASE 3:	37 GARAGES + 217 SURFACE = 254 (192 REQUIRED BY PHASE)
PHASE 4:	30 GARAGES + 121 SURFACE = 151 (86 REQUIRED BY PHASE)
PHASE 5:	48 GARAGES + 117 SURFACE = 165 (158 REQUIRED BY PHASE)
PHASE 6:	27 GARAGES + 190 SURFACE = 217 (228 REQUIRED BY PHASE)
PHASE 7:	27 GARAGES + 160 SURFACE = 187 (158 REQUIRED BY PHASE)
EXISTING CLUBHOUSE:	14 SPACES ADDED (NOT INCLUDED IN TOTAL)

NOTE: PARKING SPACES BUILT AS PART OF PHASE 2 WILL BE SHARED BY PHASE 3 AFTER THE COMPLETION OF PHASE 3 CONSTRUCTION.

GROSS SITE AREA (ACRES):	18.98
DWELLING UNITS:	444
GROSS SITE DENSITY (DWC):	23.39

GENERAL NOTES:

1. ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.



SITE PLAN
 1" = 60'-0"



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENVIRONMENTAL SERVICES

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ARCHITECTS

3515 W. 75TH ST., SUITE 201
PICTURE VILLAGE, KS 66308

A NEW MULTI-FAMILY PROJECT FOR:

SADDLEWOOD APARTMENTS

18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

- 12.04.18 - PRELAPP MTD.
- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP REV SUBMITTAL
- 03.25.19 - POP REV SUBMITTAL

REVISIONS

- 12.04.18 - PRELAPP MTD.
- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP REV SUBMITTAL
- 03.25.19 - POP REV SUBMITTAL

DATE
March 20, 2019

JOB NO.
634818

DRAWN BY
CEE/TAH

SHEET NO.
2

NOT FOR CONSTRUCTION

SP1.00

REQUIRED:

TOTAL SITE = 826,630 SQ FT X 5% = 41,331 SQ FT OPEN SPACE
41,331 SQ FT X 50% = 20,666 SQ FT ACTIVE OPEN SPACE

PROVIDED:

TOTAL OPEN SPACE - 329,697 SQ FT
(39.9% OF TOTAL SITE)

■ ACTIVE OPEN SPACE - 174,721 SQ FT
(53.0% OF TOTAL OPEN SPACE)

■ PASSIVE OPEN SPACE - 154,976 SQ FT
(47.0% OF TOTAL OPEN SPACE)



OPEN SPACE PLAN

1" = 60'-0"



A NEW MULTI-FAMILY PROJECT FOR:

SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

12.04.18	-PREFLAP MITL
01.30.19	-POP SUBMITTAL
03.04.19	-POP REV SUBMITTAL
03.25.19	-POP REV SUBMITTAL

REVISIONS

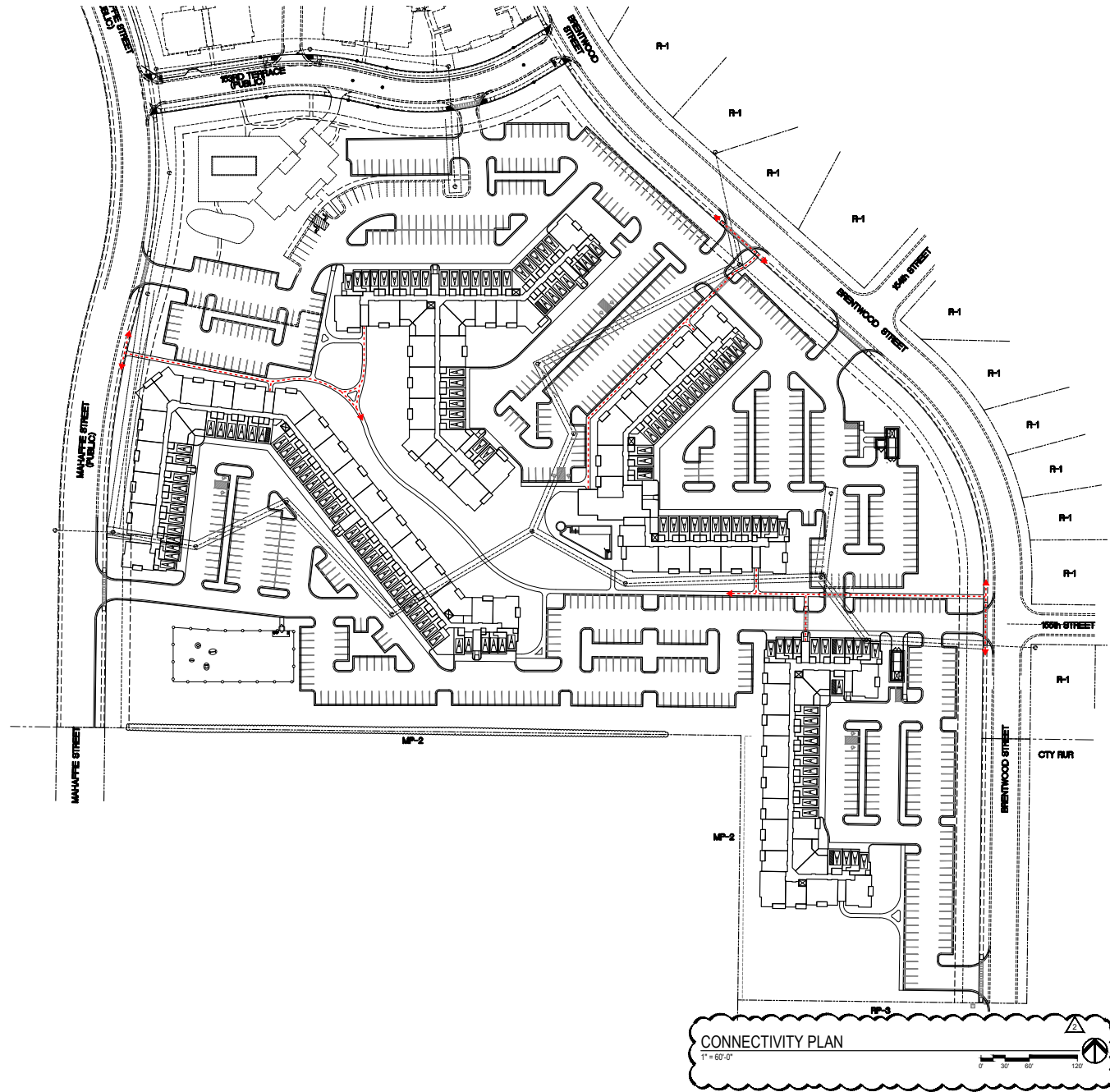
1	03.04.19	-POP REVISE
2	03.25.19	-POP REVISE

DATE:
March 20, 2019
JOB NO:
634818
DRAWN BY:
CEE/TAH
SHEET NO.

NSPJ
ARCHITECTS, INC.
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NSPJARCH.COM
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ARCHITECTURE
LANDSCAPE
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INTERIORS
MECHANICAL
ELECTRICAL
ENERGY SERVICES

KEY:
CROSS PROPERTY CONNECTIONS AND
CONNECTIONS TO ADJACENT PROPERTIES
←-----→



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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

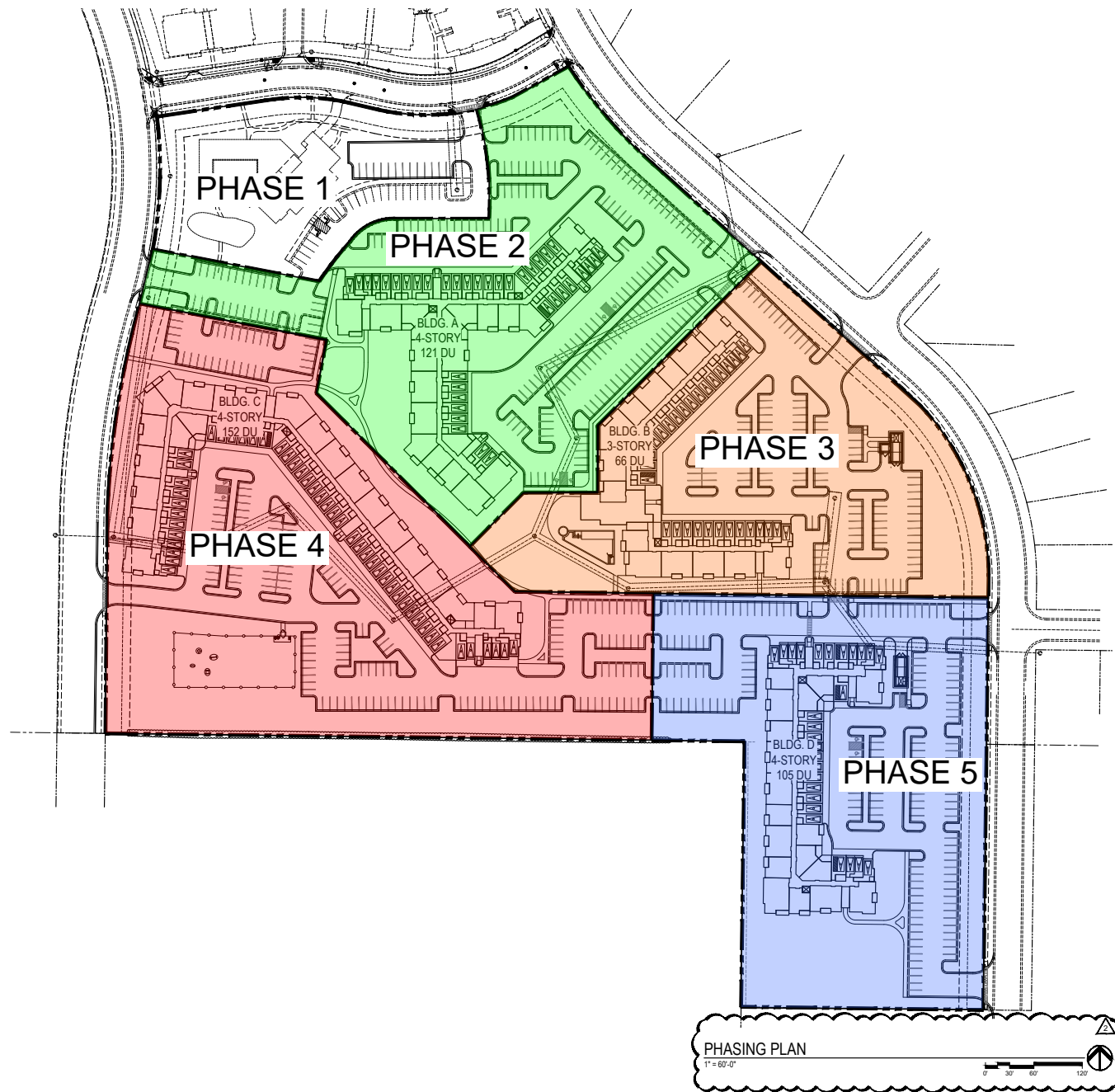
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- 02.04.18 - PRE-APP MTD.
- 01.30.19 - POP SUBMITTAL
- 03.04.19 - POP RESUBMITTAL
- 03.20.19 - POP RESUBMITTAL

REVISIONS
▲ #03.04.19 - POP RESUB
▲ #03.20.19 - POP RESUB

DATE
March 20, 2019
JOB NO.
634818
DRAWN BY:
CEE/TAH
SHEET NO.

NOT FOR CONSTRUCTION SP1.02



DRAWING RELEASE LOG

● 02.04.19	- PRE-APP MTG.
● 01.30.19	- POP SUBMITTAL
● 03.04.19	- POP RESUBMITTAL
● 03.20.19	- POP RESUBMITTAL

REVISIONS

▲ #	DATE	- POP RESUB.
▲ #	03.20.19	- POP RESUB.

DATE
March 20, 2019

JOB NO.
634518

DRAWN BY:
CEE/TAH

SHEET NO.



PARTIAL ELEVATION BUILDING D
SIDE VIEW -VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



PARTIAL ELEVATION BUILDING D
SIDE VIEW -VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



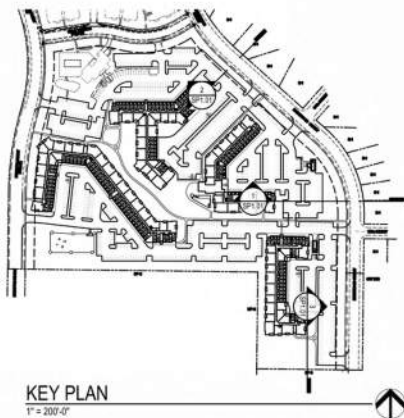
PARTIAL ELEVATION BUILDING A
SIDE VIEW - VIEW FROM INTERNAL PARKING
SCALE 1/8" = 1'-0"



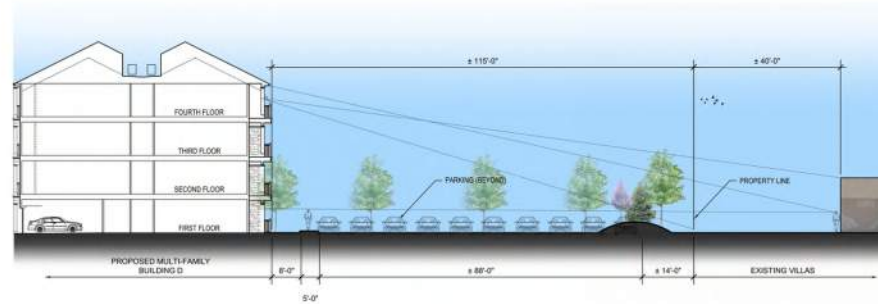
PARTIAL ELEVATION BUILDING B
END VIEW - VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



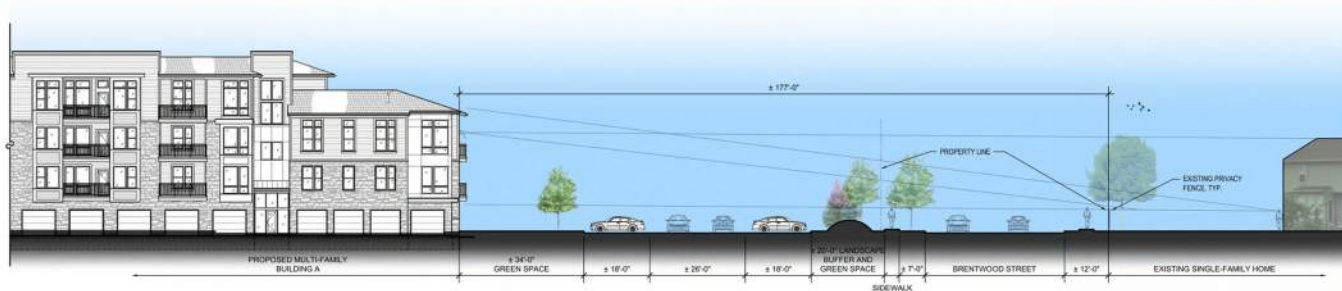
PARTIAL ELEVATION BUILDING A
END VIEW - VIEW FROM BRENTWOOD STREET
SCALE 1/8" = 1'-0"



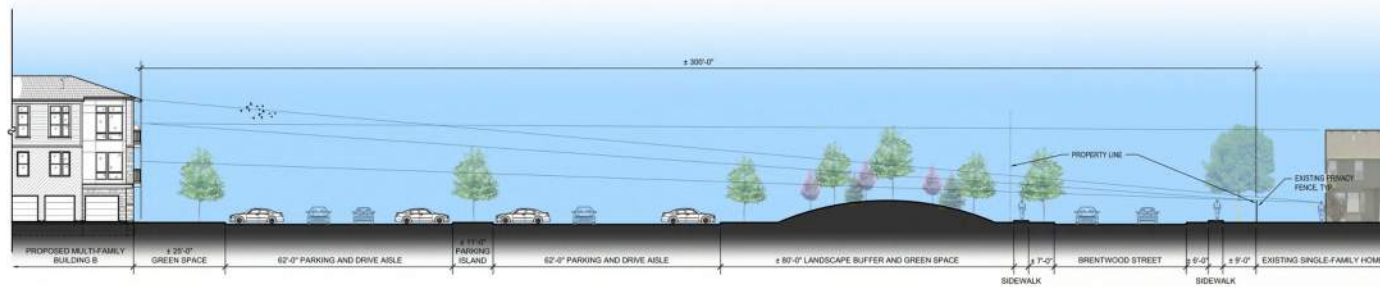
KEY PLAN
1" = 200'-0"



3 SITE SECTION
1/16" = 1'-0"



2 SITE SECTION
1/16" = 1'-0"



1 SITE SECTION
1/16" = 1'-0"

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092



DRAWING RELEASE LOG
 • 12.04.18 - PRELIMINARY
 • 01.30.19 - POP SUBMITTAL
 • 03.04.19 - POP SUBMITTAL
 • 03.26.19 - POP SUBMITTAL

REVISIONS
 1. 03.04.19 - POP RESUB
 2. 03.26.19 - POP RESUB

DATE
March 20, 2019
JOB NO.
634818
DRAWN BY
CEE/TAH
SHEET NO.
2

NOT FOR CONSTRUCTION **SP1.10**

Common Name	Botanical Name	Size	Notes
Columnar Trees			
AR01 Armitage Maple	Acer rubrum 'Armitage'	2.5' Cal.	0.80
CH01 Carolina Bluebell 'Yankee'	Campanula medium 'Yankee'	2.5' Cal.	0.80
CO01 Acer saccharum 'Columbian'	Acer saccharum 'Columbian'	2.5' Cal.	0.80
HO01 Quercus macrocarpa 'Heritage'	Quercus macrocarpa 'Heritage'	2.5' Cal.	0.80
RO01 Quercus rubra 'Royal Palm'	Quercus rubra 'Royal Palm'	2.5' Cal.	0.80
Shade Trees			
AR01 Armitage Maple	Acer x fraxinifolium 'Armitage'	2.5' Cal.	0.80
AR01 Armitage Maple	Acer x fraxinifolium 'Armitage'	2.5' Cal.	0.80
BCV Common Baldcypress	Baldcypress	2.5' Cal.	0.80
BR01 Brandywine Maple	Acer rubrum 'Brandywine'	2.5' Cal.	0.80
CO01 Common Green Red Maple	Acer glabrum 'Common Green'	2.5' Cal.	0.80
FR01 Frontier Elm	Ulmus canadensis x parvifolia 'Frontier'	2.5' Cal.	0.80
FR01 Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2.5' Cal.	0.80
GR01 Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2.5' Cal.	0.80
HO01 Heritage Oak	Quercus macrocarpa 'Heritage'	2.5' Cal.	0.80
LIL Greenleaf Linden	Tilia cordata 'Greenleaf'	2.5' Cal.	0.80
LIT Linden Paper Tree	Liriodendron tulipifera	2.5' Cal.	0.80
LEG Legacy Sugar Maple	Acer saccharum 'Legacy'	2.5' Cal.	0.80
NOR Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Norwegian'	2.5' Cal.	0.80
OC01 October Glory Elm	Acer rubrum 'October Glory'	2.5' Cal.	0.80
PSM Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warwood'	2.5' Cal.	0.80
RO01 Red Oak	Quercus rubra	2.5' Cal.	0.80
SE01 Service Elm Maple	Acer x fraxinifolium 'Service'	2.5' Cal.	0.80
SH01 Shady Lane Maple	Quercus macrocarpa 'Shady Lane'	2.5' Cal.	0.80
SH01 Shumard Oak	Quercus shumardii	2.5' Cal.	0.80
SV01 Sun Valley Maple	Acer rubrum 'Sun Valley'	2.5' Cal.	0.80
SW01 Swamp White Oak	Quercus bicolor	2.5' Cal.	0.80
ZE01 Zelkova	Zelkova serrata 'Green Velvet'	2.5' Cal.	0.80
ZE01 Zelkova serrata 'Takahe'	Zelkova serrata 'Takahe'	2.5' Cal.	0.80
Evergreen Trees			
BS01 Bismarck Spruce	Pinus baltica 'Bismarck'	6' H.	0.80
CH01 Christmas Tree Spruce	Pinus strobus 'Christmas Tree'	6' H.	0.80
FR01 Fraser Fir	Abies balsamea 'Fraser'	6' H.	0.80
MA01 Norway Spruce	Pinus strobus 'Norway'	6' H.	0.80
PS01 Picea canadensis 'Picea'	Picea canadensis 'Picea'	6' H.	0.80
SE01 Serbian Spruce	Pinus strobus 'Serbian'	6' H.	0.80
VE01 Weeping Spruce	Pinus strobus 'Weeping'	6' H.	0.80
Ornamental Trees			
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80
CR01 Cornus Florida	Cornus florida	1' Cal.	0.80

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

LANDSCAPE REQUIREMENTS (L.A.H.)

STREET TREES (15.30.130 Q): 1 TREE PER 40 L.F.

BRENTWOOD STREET = 1.257' L.F. 40 = 31 REQUIRED 31+ PROVIDED

MAHAFFIE STREET = 688 L.F. 40 = 17 REQUIRED 17+ PROVIDED

BUFFER LANDSCAPING (15.30.130 L.B.) LOCATION OF BUFFER

a. A BUFFER REQUIRED BY THIS SECTION SHALL BE PROVIDED ALONG THE SIDE LOT LINE OF ADJACENT USES.

b. THE REQUIRED PERIMETER LANDSCAPE AREA SHALL BE LOCATED OUTSIDE OF THE FENCED AREA OF THE DEVELOPMENT BETWEEN THE FENCE AND THE STREET, UNLESS THIS REQUIREMENT IS OTHERWISE MODIFIED WITH FINAL SITE DEVELOPMENT PLAN APPROVAL.

c. BUFFERS ARE NOT REQUIRED ALONG THE FRONT PROPERTY LINE.

TYPE 3 BUFFER ALONG BRENTWOOD STREET PROVIDED AT CITY'S REQUEST, TOTAL FRONTAGE (LESS STREET AND DRIVE INTERSECTIONS) = 11,257' / 100' = 112.57 SHADE TREES, 11 ORNAMENTAL TREES, 19 EVERGREEN TREES, & 440 SHRUBS/GRASSES REQUIRED AND PROVIDED.

RESIDENTIAL LOTS (15.30.130 K): 1 TREE PER DWELLING UNIT

TOTAL DU = 444 444 TREES 444+ PROVIDED

PARKING AND VEHICULAR USE AREAS-PERIMETER (15.30.130 M.2): CONTINUOUS ROW OF SHRUBS 3FT IN HEIGHT WILL BE PROVIDED (OPTION 2).

PARKING AND VEHICULAR USE AREAS-INTERIOR (15.30.130 M.3):

a. ALL ISLANDS ARE 8FT WIDE MIN. AND 100SF MIN.

b. A MINIMUM OF ONE SHADE TREE PER PARKING ISLAND HAS BEEN PROVIDED.

c. NA

d. ACKNOWLEDGED

SITE DESIGN CATEGORY 3:

A. TYPE 3 BERM PROVIDED ALONG BRENTWOOD, LAWN AREA PROVIDED AT OTHER WALK EDGES, & POOL AMENITY AREA PROVIDED ALONG NEW PROPOSED PUBLIC STREET.

B. COMMON GREEN PROVIDED FOR 10% MIN. OF SITE AREA = 100,630SF * 10% = 10,063 SF SEE SP.01 FOR LOCATION OF COMMON GREEN

C. NA - REQUIREMENT IS FOR COMMERCIAL/MIXED USE BUILDINGS

D. NA - REQUIREMENT IS FOR COMMERCIAL/MIXED USE BUILDINGS

E. NO PARKING FLOOR EXCEEDS 10 SPACES.

F. DIRECT PEDESTRIAN CONNECTIONS HAVE BEEN PROVIDED BETWEEN ALL BUILDINGS ON THE SITE, AND PAVING MATERIALS TO DIFFERENTIATE PEDESTRIAN WAYS FROM PARKING SPACES AND AUTOMOBILE TRAVEL LANES, THERE ARE NO TRAMPS STOPS NEAR BY TO CONNECT TO.

G. CROSS PROPERTY CONNECTIONS AND CONNECTION TO ADJACENT PROPERTIES PROVIDED.

H. CONNECTIONS MADE TO 15TH STREET, 15TH STREET, AND ALIGNED BETWEEN BUILDINGS B & D.

I. DRY BOTTOM BASIN SHOWN WITH EXTENSIVE LANDSCAPING AND CURVILINEAR, NON-GEOMETRIC SHAPE.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:

A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.

B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.

C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.

D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

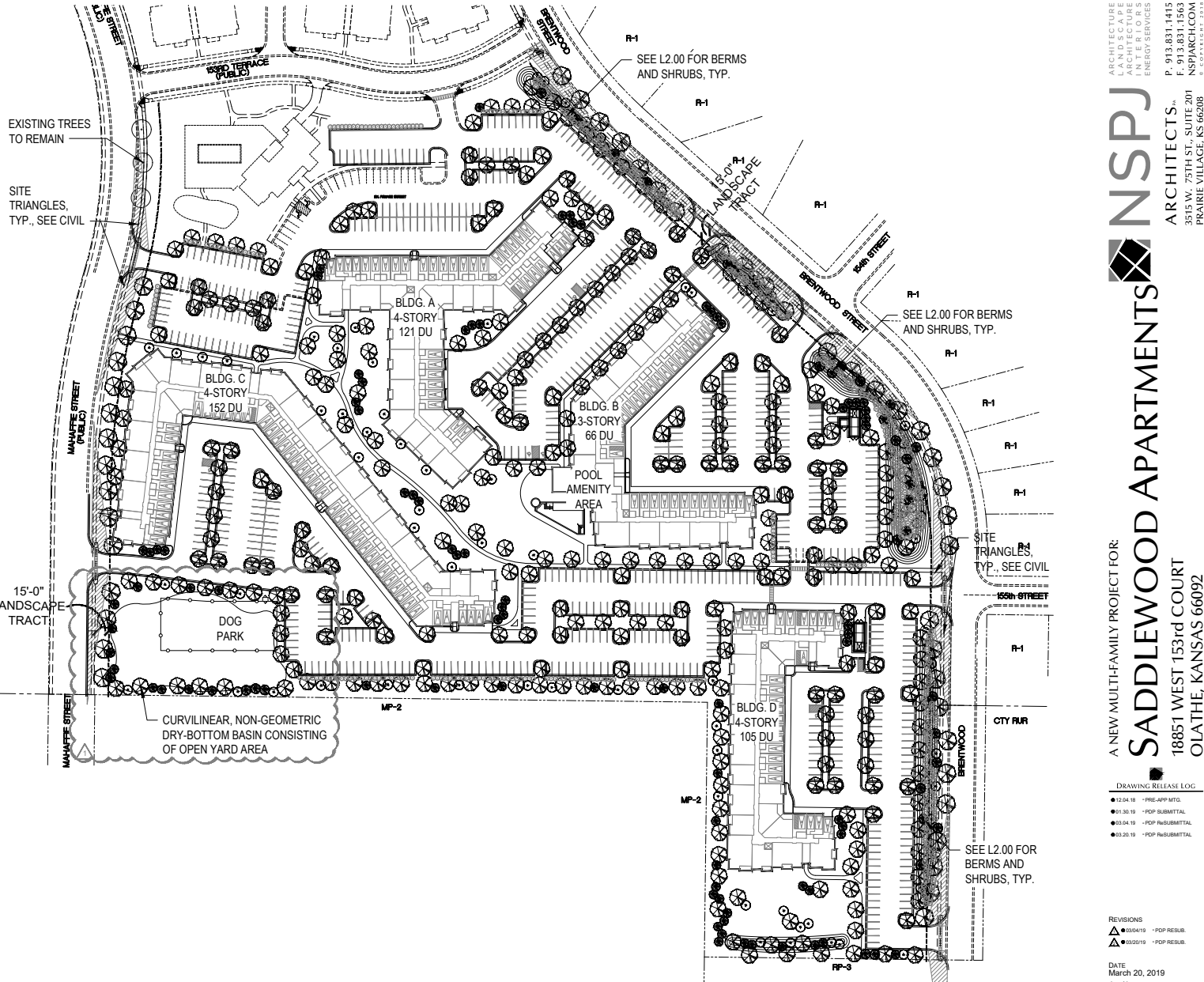
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTERSECTED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE JCW SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

6. STUMP TOP SOIL SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX - REFER TO 13.00 FOR PLANTING SOIL MIX.

7. ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER LDO REQUIREMENTS.



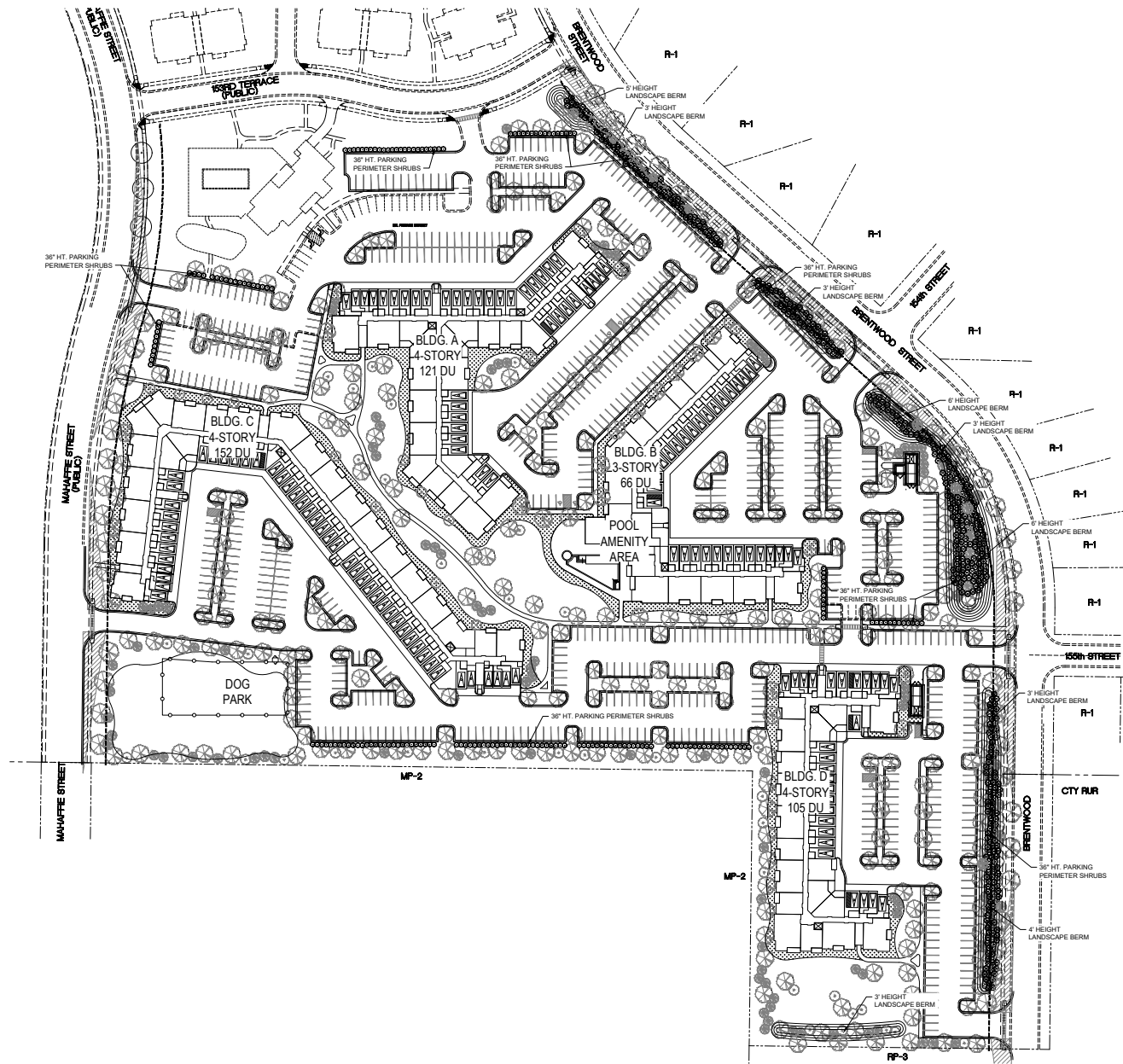
PLANT LIST			
Evergreen Shrubs			
DTY	Desmodium	Desmodium	5 Gal
CAJL	Green Oak	Green Oak	5 Gal
CAJL	Gold Mop Cypress	Chamaecyparis pinnatifida	5 Gal
CAJL	Sea Green Juniper	Juniperus chinensis	5 Gal
WYV	Winter Green Boxwood	Buxus microcarpa	5 Gal
WYV	Winter Green	Desmodium	5 Gal
Deciduous Shrubs			
DBB	Sheep Burning Bush	Euonymus alata	2 Gal
DGW	Margined Red Twigged Dogwood	Cornus sericea	2 Gal
DGT	Shall Red Twig Dogwood	Cornus sericea	2 Gal
WHR	Knotroot Rose	Rosa knottroot	2 Gal
LHS	Little Henry Sweetgum	Bea virginica	2 Gal
MBV	Milvium	Viburnum	2 Gal
MBV	Milvium	Viburnum	2 Gal
SBV	Summer Snowflake Viburnum	Viburnum plicatum	2 Gal
WYV	Winter Green	Desmodium	2 Gal

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

SEE L1.00 FOR TREE PLANTINGS

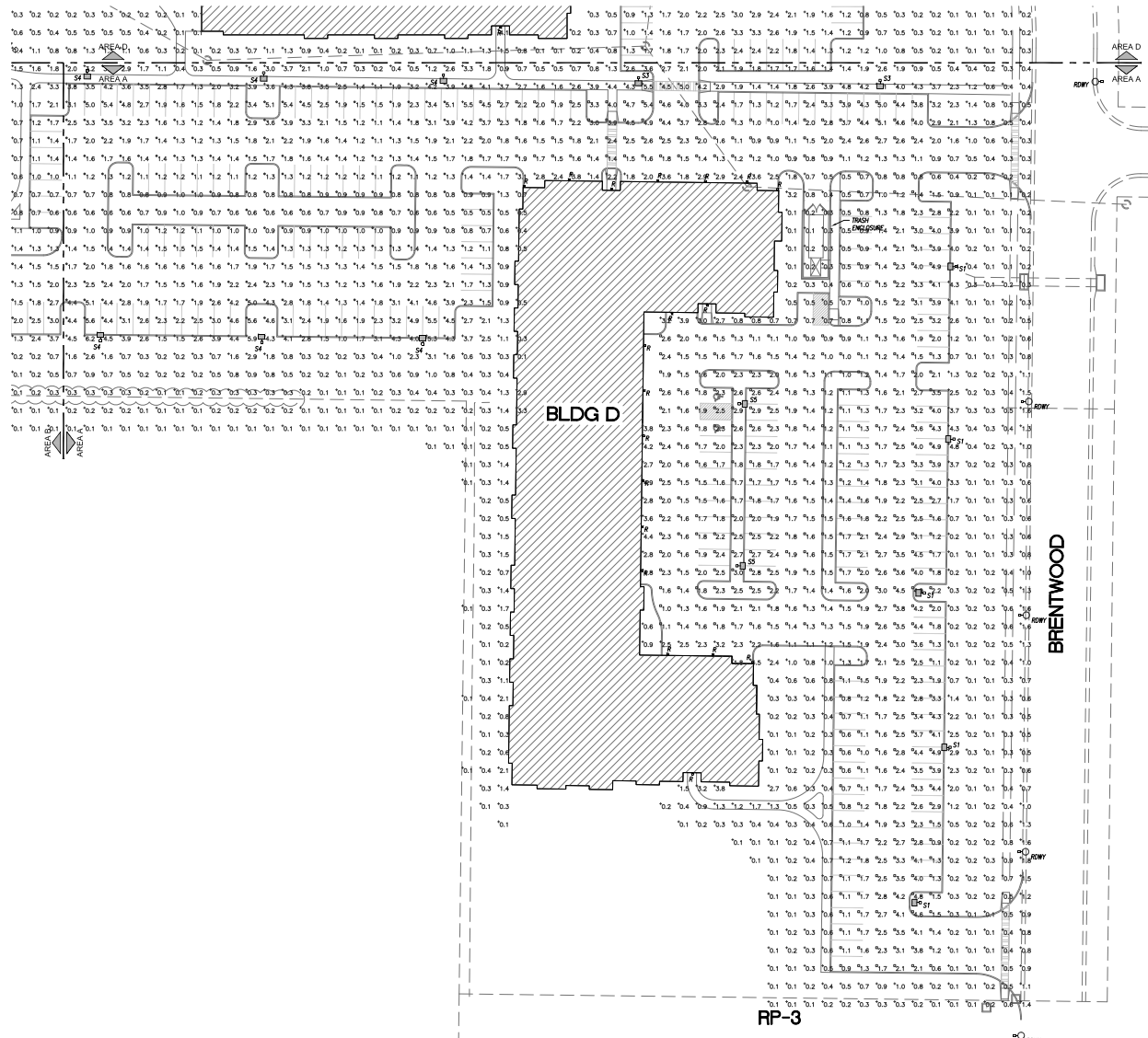
GENERAL NOTES

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 5' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
- ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE JOIN SANITARY MAN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.
- ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER UDO REQUIREMENTS.



OVERALL FOUNDATION/SHRUB PLANTING PLAN

1" = 60'-0"



PHOTOMETRIC SITE PLAN - AREA A
SCALE: 1" = 30' - 0"

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PRairie Village, KS 66208

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A NEW MULTI-FAMILY PROJECT FOR:

SADDLEWOOD APARTMENTS

18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

12.04.18 - PRE-APP MTD.

01.21.19 - DRAWING RELEASE

14924

REVISIONS

03.04.19 - POP RESUB

03.20.19 - POP RESUB

DATE

March 20, 2019

JOB NO.

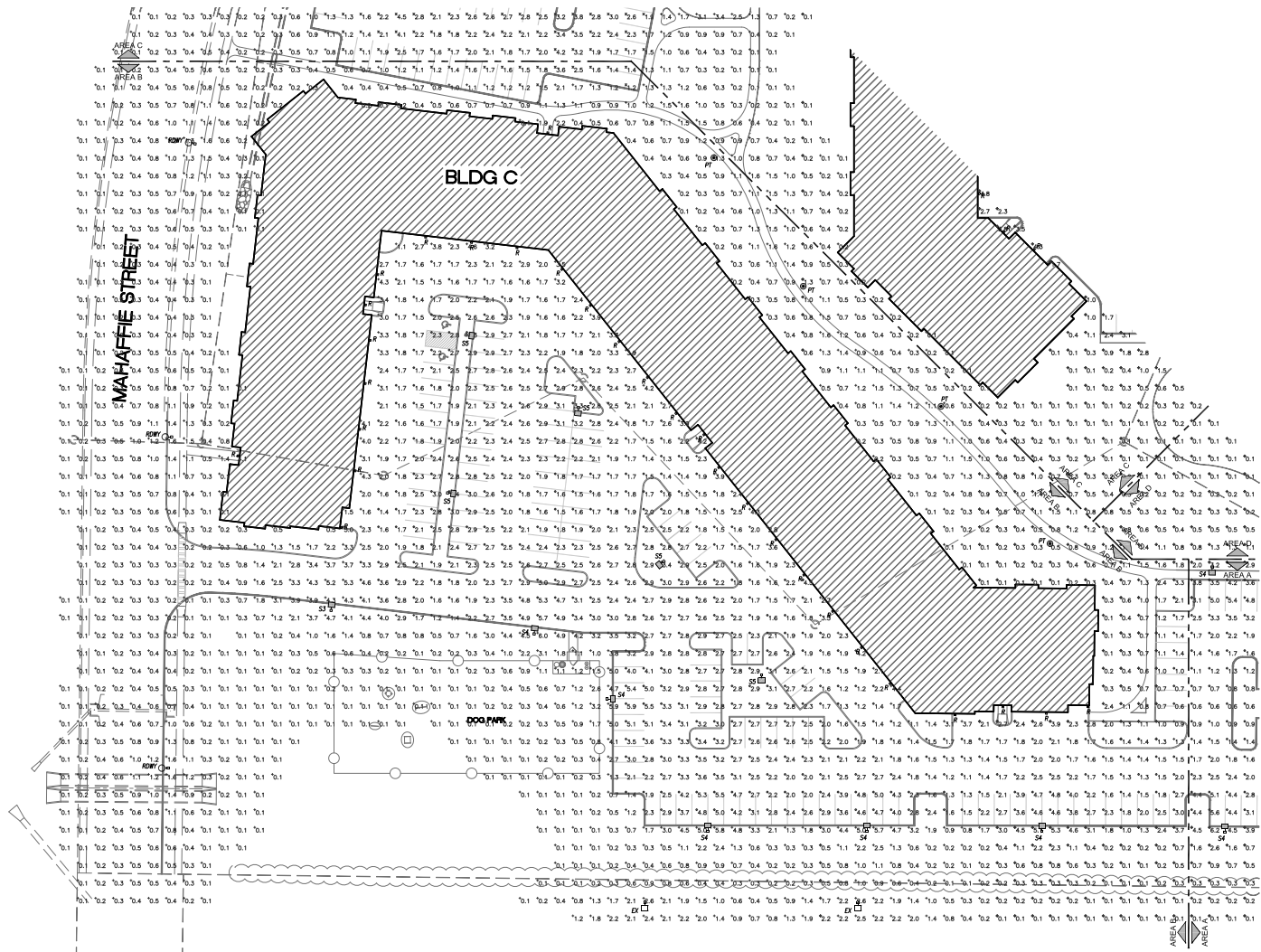
634818

DRAWN BY:

RKN

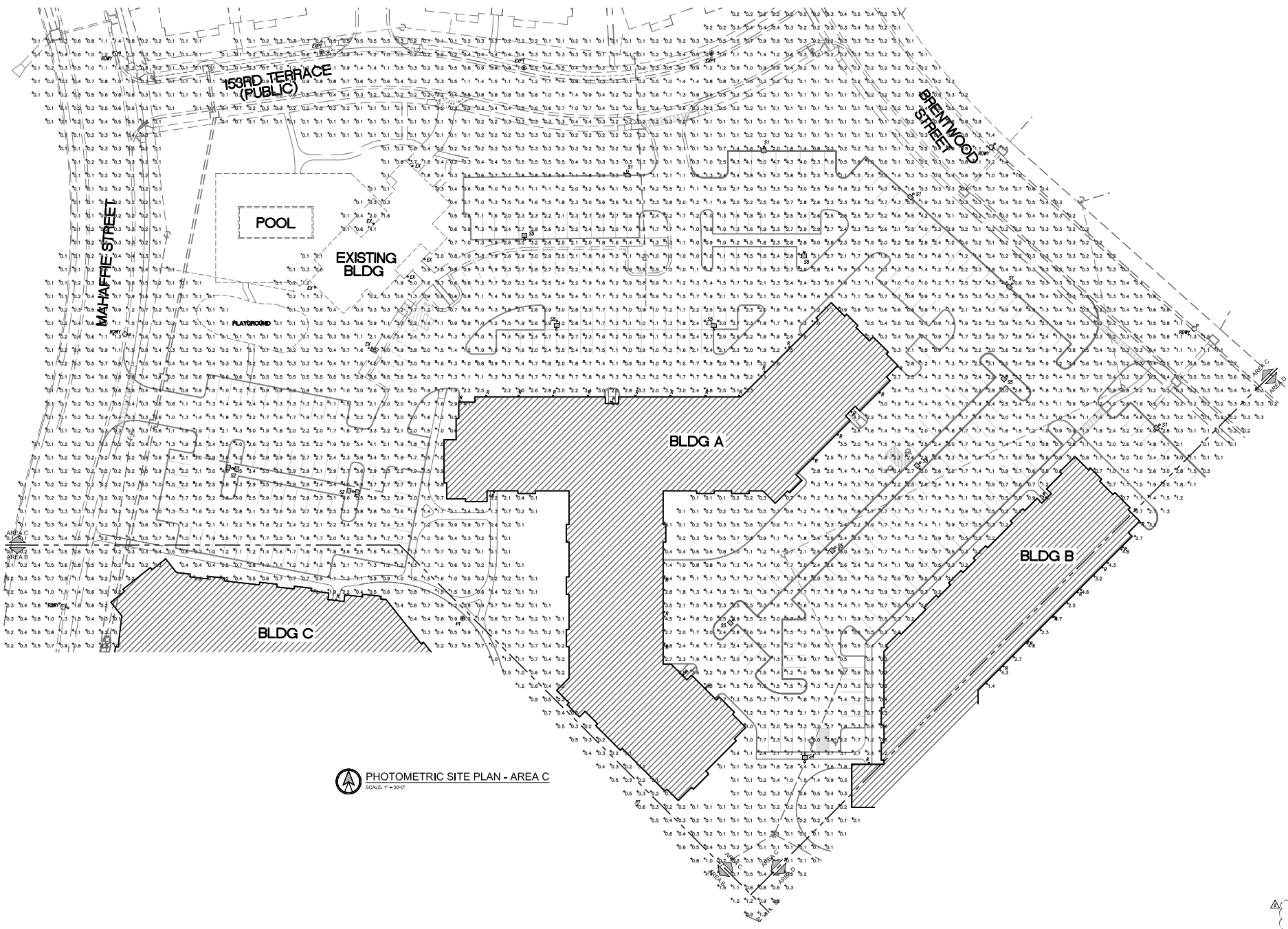
SHEET NO.

E1.01



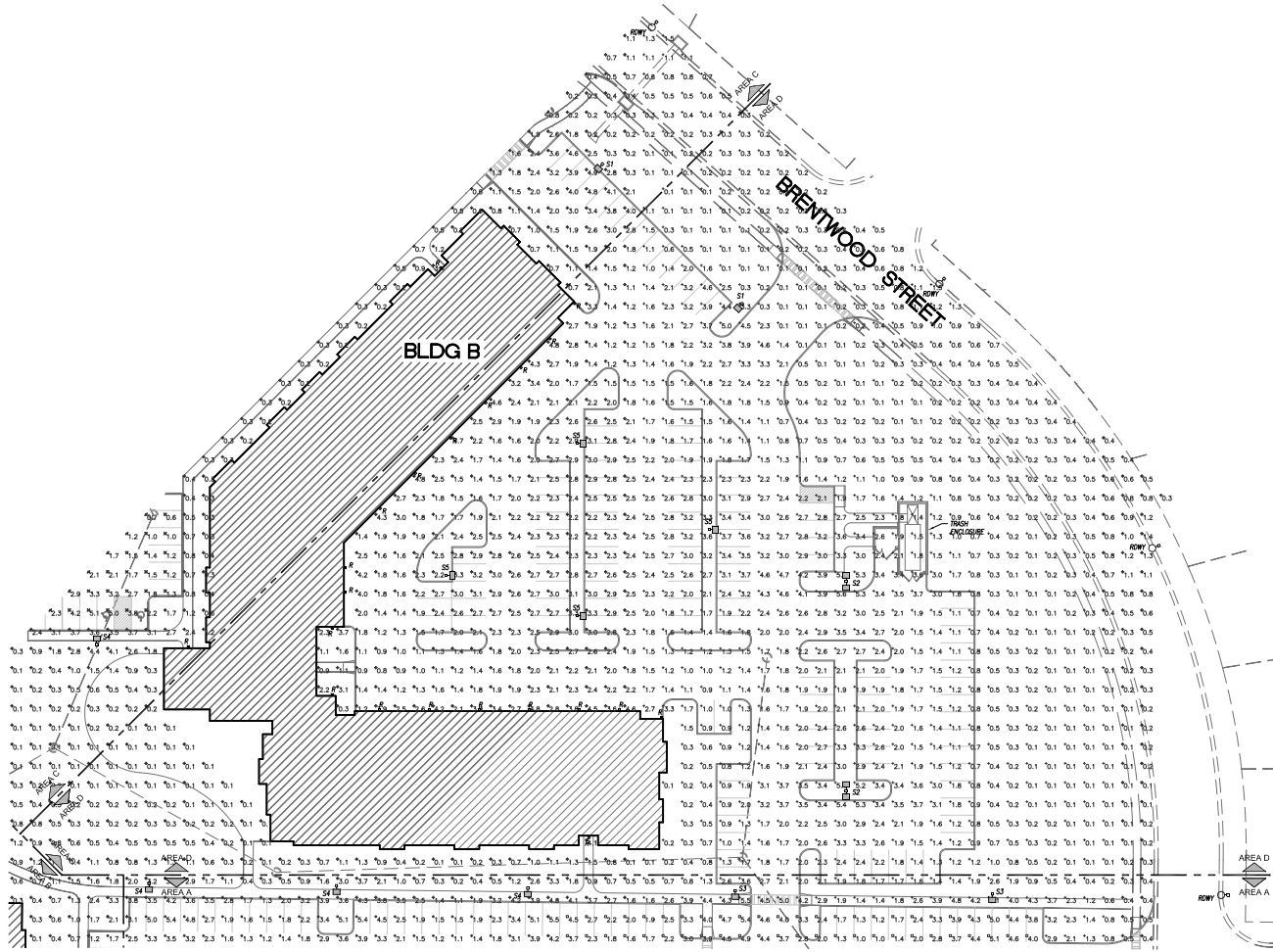
PHOTOMETRIC SITE PLAN - AREA B
SCALE: 1"=30'-0"





PHOTOMETRIC SITE PLAN - AREA C
SCALE: 1" = 300'





PHOTOMETRIC SITE PLAN - AREA D
SCALE: 1" = 30'-0"



A NEW MULTI-FAMILY PROJECT FOR:

DRAWING RELEASE LOG

11/20/18 - PRE-APP MTD.
01/21/19 - DRAWING RELEASE



REVISIONS
03/04/19 - POP RESUB
03/20/19 - POP RESUB

DATE
March 20, 2019
JOB NO.
634818
DRAWN BY:
RKN

SHEET NO.
E1.04



1 PERSPECTIVE
AERIAL VIEW LOOKING SOUTHWEST
NTS

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

12.04.18	-PRE-APP MTG.
01.30.19	-POP SUBMITTAL
03.04.19	-POP SUBMITTAL
03.20.19	-POP SUBMITTAL

REVISIONS

DATE	REVISION
March 20, 2019	
JOB NO.	634818
DRAWN BY:	CEE/TAH
SHEET NO.	



1 PERSPECTIVE
AERIAL VIEW LOOKING NORTHWEST
NTS

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

● 02.04.18	-PRE-APP MTD.
● 01.30.19	-POP SUBMITTAL
● 03.04.19	-POP RESUBMITTAL
● 03.20.19	-POP RESUBMITTAL

REVISIONS

DATE	March 20, 2019
JOB NO.	634818
DRAWN BY:	CEE/TAH
SHEET NO.	



1 PERSPECTIVE
AERIAL VIEW LOOKING SOUTH
NTS

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A NEW MULTI-FAMILY PROJECT FOR:
SADDLEWOOD APARTMENTS
18851 WEST 153rd COURT
OLATHE, KANSAS 66092

DRAWING RELEASE LOG

● 12.04.18	-PRE-APP MTG.
● 01.30.19	-POP SUBMITTAL
● 03.04.19	-POP RESUBMITTAL
● 03.20.19	-POP RESUBMITTAL

REVISIONS

DATE
March 20, 2019
JOB NO.
634818
DRAWN BY:
CEE/TAH
SHEET NO.

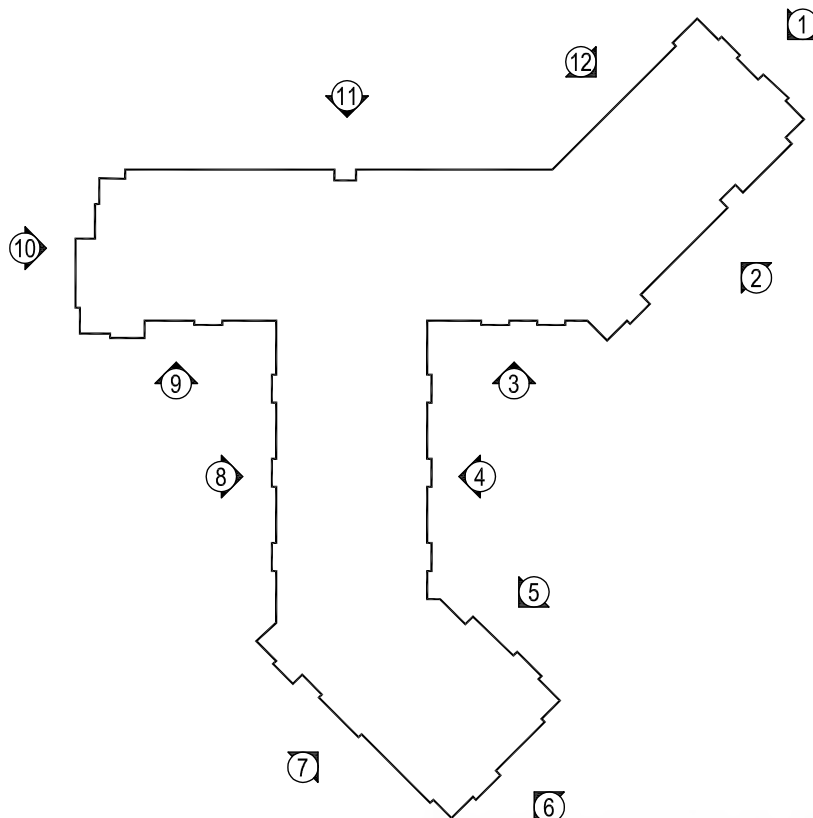
March 28, 2019

City of Olathe, Kansas
Plan Review Comment Responses

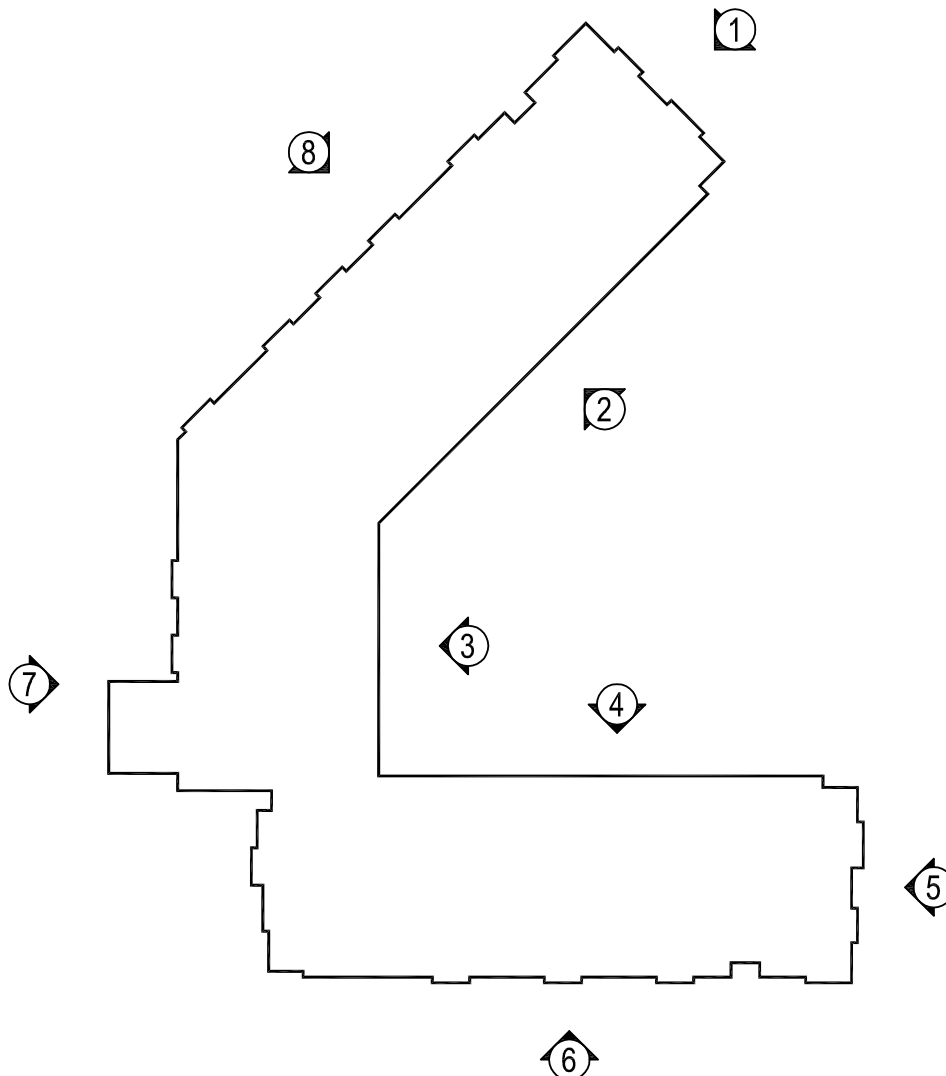
Saddlewood Apartments – Building Façade Material Percentages

Please use the table and key plans below for the percentage of materials by individual building for the Saddlewood Apartments development in Olathe, Kansas.

BUILDING 'A' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	2,670 S.F.	1,071 S.F.	767 S.F.	832 S.F.	71%	29%
ELEVATION 2	4,901 S.F.	1,781 S.F.	1,399 S.F.	1,721 S.F.	71%	29%
ELEVATION 3	2,422 S.F.	670 S.F.	596 S.F.	1,156 S.F.	75%	25%
ELEVATION 4	3,902 S.F.	1,469 S.F.	910 S.F.	1,523 S.F.	77%	23%
ELEVATION 5	2,427 S.F.	707 S.F.	679 S.F.	1,041 S.F.	72%	28%
ELEVATION 6	2,950 S.F.	1,373 S.F.	751 S.F.	826 S.F.	75%	25%
ELEVATION 7	4,615 S.F.	1,656 S.F.	1,395 S.F.	1,564 S.F.	70%	30%
ELEVATION 8	5,145 S.F.	1,446 S.F.	1,526 S.F.	2,173 S.F.	70%	30%
ELEVATION 9	3,171 S.F.	867 S.F.	938 S.F.	1,366 S.F.	70%	30%
ELEVATION 10	2,950 S.F.	1,373 S.F.	751 S.F.	826 S.F.	75%	25%
ELEVATION 11	6,902 S.F.	2,402 S.F.	1,964 S.F.	2,536 S.F.	72%	28%
ELEVATION 12	3,241 S.F.	1,470 S.F.	703 S.F.	1,068 S.F.	78%	22%
OVERALL BUILDING PERCENTAGES					73%	27%

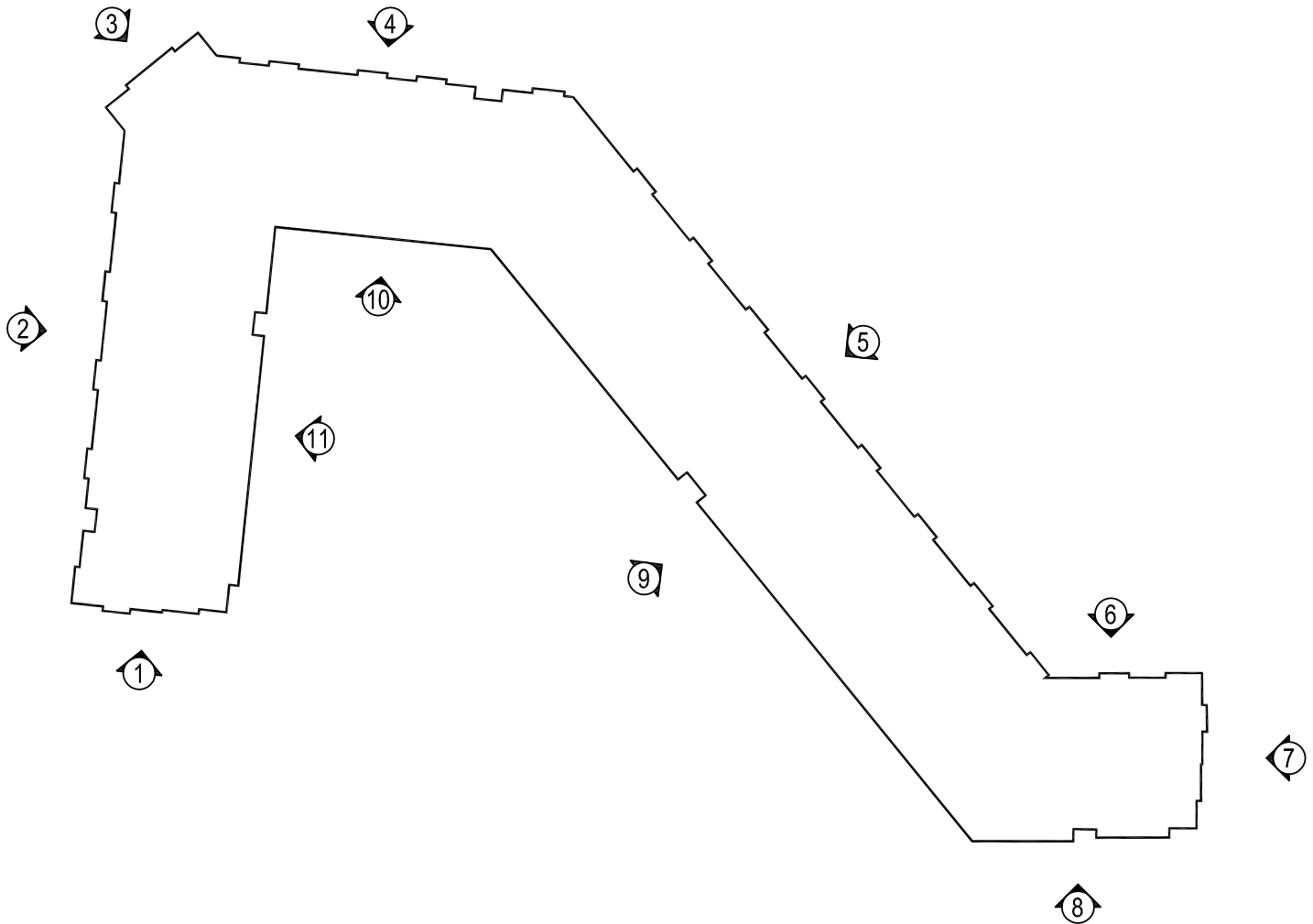


BUILDING 'B' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	1,958 S.F.	821 S.F.	511 S.F.	626 S.F.	74%	26%
ELEVATION 2	3,646 S.F.	1,584 S.F.	1,055 S.F.	1,007 S.F.	71%	29%
ELEVATION 3	2,052 S.F.	856 S.F.	548 S.F.	648 S.F.	73%	27%
ELEVATION 4	5,471 S.F.	2,196 S.F.	1,649 S.F.	1,626 S.F.	70%	30%
ELEVATION 5	1,958 S.F.	821 S.F.	511 S.F.	626 S.F.	74%	26%
ELEVATION 6	7,418 S.F.	2,670 S.F.	2,226 S.F.	2,522 S.F.	70%	30%
ELEVATION 7	5,403 S.F.	1,723 S.F.	1,645 S.F.	2,035 S.F.	70%	30%
ELEVATION 8	4,562 S.F.	1,570 S.F.	1,247 S.F.	1,745 S.F.	73%	27%
OVERALL BUILDING PERCENTAGES					71%	29%

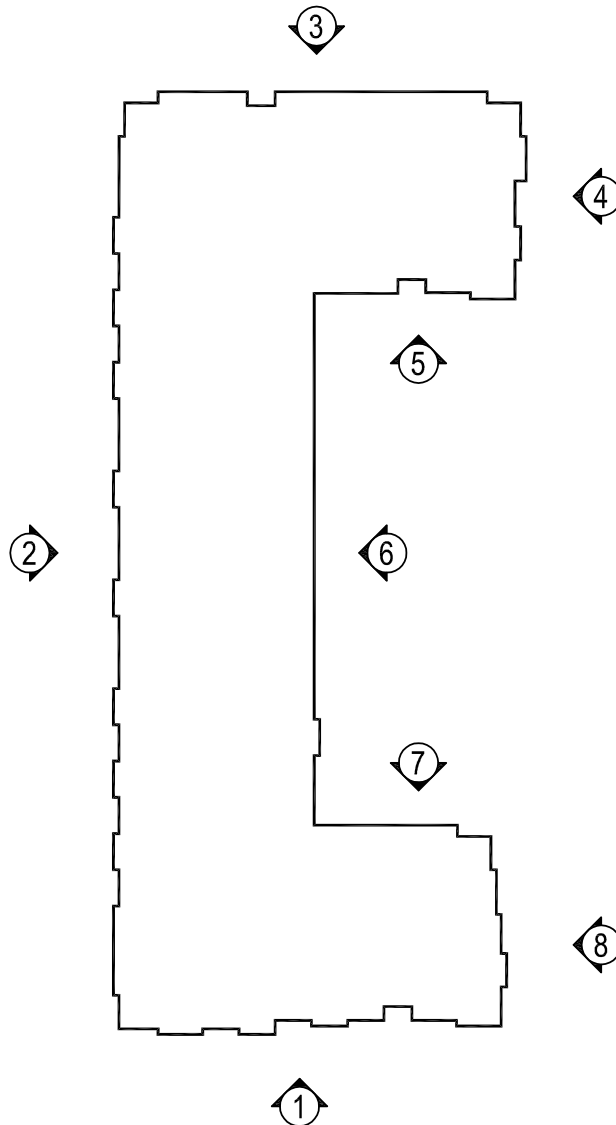


BUILDING 'C' MATERIAL PERCENTAGES

ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	2,670 S.F.	1,071 S.F.	767 S.F.	832 S.F.	71%	29%
ELEVATION 2	7,811 S.F.	2,887 S.F.	2,042 S.F.	2,882 S.F.	74%	26%
ELEVATION 3	1,852 S.F.	570 S.F.	544 S.F.	783 S.F.	71%	29%
ELEVATION 4	4,965 S.F.	1,436 S.F.	1,418 S.F.	2,111 S.F.	71%	29%
ELEVATION 5	11,608 S.F.	3,616 S.F.	3,528 S.F.	4,464 S.F.	70%	30%
ELEVATION 6	2,198 S.F.	550 S.F.	550 S.F.	708 S.F.	75%	25%
ELEVATION 7	2,670 S.F.	1,071 S.F.	767 S.F.	832 S.F.	71%	29%
ELEVATION 8	3,545 S.F.	1,556 S.F.	989 S.F.	1,000 S.F.	72%	28%
ELEVATION 9	9,751 S.F.	3,533 S.F.	2,579 S.F.	3,639 S.F.	74%	26%
ELEVATION 10	2,769 S.F.	917 S.F.	691 S.F.	1,161 S.F.	75%	25%
ELEVATION 11	5,681 S.F.	1,683 S.F.	1,683 S.F.	1,909 S.F.	70%	30%
OVERALL BUILDING PERCENTAGES					72%	28%



BUILDING 'D' MATERIAL PERCENTAGES						
ELEVATION	TOTAL MATERIAL S.F.	MATERIAL - STONE	MATERIAL - SIDING	MATERIAL - GLASS	PERCENTAGE CATEGORY 1	PERCENTAGE CATEGORY 2
ELEVATION 1	6,923 S.F.	2,526 S.F.	2,088 S.F.	2,309 S.F.	70%	30%
ELEVATION 2	10,904 S.F.	3,675 S.F.	3,313 S.F.	3,916 S.F.	70%	30%
ELEVATION 3	5,514 S.F.	2,126 S.F.	1,679 S.F.	1,709 S.F.	70%	30%
ELEVATION 4	2,234 S.F.	722 S.F.	680 S.F.	832 S.F.	70%	30%
ELEVATION 5	2,507 S.F.	807 S.F.	726 S.F.	974 S.F.	71%	29%
ELEVATION 6	4,544 S.F.	1,775 S.F.	893 S.F.	1,876 S.F.	80%	20%
ELEVATION 7	3,368 S.F.	1,275 S.F.	944 S.F.	1,149 S.F.	72%	28%
ELEVATION 8	2,234 S.F.	722 S.F.	680 S.F.	832 S.F.	70%	30%
OVERALL BUILDING PERCENTAGES					71%	29%



March 20, 2019

VIA ELECTRONIC MAIL

Mr. Dan Fernandez
Planning Division
City of Olathe
PO Box 768
Olathe, KS 66051-0768

**Re: Waiver Requests – Saddlewood Apartments
Application No. RZ19-0001**

Dear Mr. Fernandez:

On behalf of the Applicant in the above-captioned matter, I respectfully request that waivers for the following Code requirements be approved (the "Waivers"):

1. Minimum parking setback from right of way of 30 feet of UDO Section 18.30.160 (F)(2).
2. Minimum landscaped buffer of 75 feet between zoning district R-4 and M-2 of UDO Section 18.30.130 (J).
3. Minimum landscaped buffer of 6 feet in height between zoning district R-4 and R-1 of the UDO Section 18.30.130 (J).

In general support of our requests, I offer the following:

We have met with Staff on two occasions and invited neighbors to two neighborhood meetings to collect feedback on the project. In response to this feedback, we are applying for a rezoning to the R-4 district but creating separation of the buildings from the street to create added distance from neighboring single family and multifamily residential uses. These site layout decisions are driving the need for certain waiver requests detailed herein.

As to each specific request, I also offer the following:

1. **Minimum parking setback from right of way of 30 feet of UDO Section 18.30.160 (F)(2) to 20 feet.**
 - A. Granting a waiver of the minimum parking setback from the right of way will not be contrary to the public interest and will not unnecessarily burden the City. The waiver is needed only for a portion of parking in the northeastern part of the development adjacent to the Brentwood right of way. This waiver is needed to accommodate a design requested by Staff and neighbors that pushes the buildings further back and puts parking adjacent to the street.
 - B. The resulting site layout is a higher quality development design that does not negatively impact neighboring uses. In fact, the waiver is needed to respond to requests of the neighbors to place buildings further back from the street.
 - C. The waiver will result in a site design arrangement in which impacts to adjoining residential uses will be further minimized through large building setbacks.

2. **Minimum landscaped buffer of 75 feet between zoning district R-4 and M-2 of UDO Section 18.30.130 (J) to 20 feet for Building D.**
 - A. Granting a waiver of the minimum landscaped buffer between zoning district R-4 and M-2 is not contrary to the public interest and will not burden the City. This waiver is being requested due to a change in building orientation at the request of neighbors to the south to create more separation between the multifamily uses.
 - B. The waiver will permit an alternative, higher quality site design with no negative impacts to neighboring residential or non-residential properties. The waiver increases the setback of the apartments to the villas to the south. It will decrease the distance between the apartments and the industrial drilling business to the west. However, the structures on the industrial property are located on the opposite end of the property and a fence and landscaped setback on the industrial lot already separate it from the property proposed for R-4 zoning.
 - C. Granting of the waiver will result in a site design arrangement in which adjoining residential properties will not be impacted and, in fact, will benefit from a greater setback.

3. **Minimum landscaped buffer of 6 feet in height between zoning district R-4 and R-1 of UDO Section 18.30.130 (J) to 3 feet.**
- A. Granting a waiver of the minimum landscaped buffer height between zoning district R-4 and R-1 is not contrary to the public interest and will not burden the City. The waiver is needed only for a portion of the development where single family homes are separated from the proposed buildings by not only the landscaped berm, but also Brentwood Street and proposed parking.
- B. This waiver will permit a higher quality site design with no negative impacts to neighboring uses which are located across Brentwood from the requested location of the waiver. The proposed buildings have been set back from the street with parking in front so a 3-foot tall berm will adequately screen the parking closest to these uses. The waiver will permit additional parking to be built, minimizing potential impact to the neighbors.
- C. The waiver will result in a site design arrangement in which impacts to adjoining residential uses are minimized through a berm tall enough to adequately screen parking, parking spaces provided above and beyond the UDO requirements and extended building setbacks from the street.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,



Melissa Vancrum

cc: Jim Ellis
Brad Hus
Aaron March
Rachelle Biondo

Memorandum

TO: File

FROM: Ms. Rachelle M Biondo

DATE: March 1, 2019

RE: Saddlewood Neighborhood Meeting – February 28, 2019

The Applicant/Developer of the proposed Saddlewood Apartment project held a neighborhood meeting on February 28, 2019 at 6:00 p.m. at the Wesleyan Church, 15320 Ridgeview Road, Olathe. Notice of the meeting was sent to property owners within 500 feet of the boundary of the proposed development on February 15, 2019. Approximately 25-30 people attended the meeting. A copy of the sign-in sheet is attached hereto.

Aaron March, counsel, Jim Ellis, applicant/developer, Clint Evans, architect, Jeff Skidmore, engineer and Rachelle Biondo, paralegal attended the meeting on behalf of the developer/applicant.

Aaron began the meeting by passing out the attached materials showing the previously approved site plan, the site plan submitted to the City with the original application and the revised site plan reflecting changes made in response to comments submitted on behalf of Bill Seiler, President - The Villas of Asbury Homeowners Association, Inc. The revised site plan will be submitted to the City with the formal resubmittal of plans.

Aaron introduced the team. He informed the group that the current Saddlewood Apartments is now owned by Mr. Ellis and his group. Improvements will be made to the existing complex (noted north of phase 1 on the site plan). Tonight's meeting is to inform the neighbors of the proposed new plan for phases 2, 3 and 4. He noted that the change that was made to address the Villa's of Asbury HOA comments was to flip the phase 4 building bringing it farther into the site and away from Brentwood, increasing the set-back from the south property line and orienting the back of the building along the west property line.

Aaron reviewed the elements of the current approved plan versus the new proposed plan highlighting the additional units, garage spaces, fewer surface parking spaces and more green space and amenities. He informed the group that rental rates will be \$900 - \$1400 per month.

Clint presented the new site layout, the location of planned amenities including the dog park and walking trail. He described the architecture and walked through the site line boards. A question was asked about the set-back from Brentwood of Building D (4-story building in Phase 4) and Clint responded that it was 80 feet, including an extensive landscape buffer.

Clint concluded the Developers presentation indicating these new apartments were to be a Class A, resort style property and that the target resident would be employees of Garmin and the hospital. He gave Ridgeview Falls as an example of the type of project the developer envisioned. He informed the group that the development team was continuing to work with the City on final architecture. Aaron then opened the meeting for questions.

Q: A neighbor wanted to confirm the setbacks and the step-down of the buildings; and wanted assurance that the neighbors will not be looking at a parking lot.

R: The setbacks were highlighted and the applicant confirmed that the buffer and landscape exceeded City requirements.

Q: A neighbor pointed out that 153rd Street (a public street) was used for street parking which creates issues.

R: The developer has added parking in the existing clubhouse complex near the sport court area. (see additional comments below regarding this issue)

Q: Timeframe of construction.

R: Construction of building A will start in December 2019 – Spring 2020; beyond that construction will be market driven

Q: Property west of development.

R: Owned by Hayes drilling; will not be removing existing trees located on that property

Q: Traffic study results.

R: Two collector streets allow for increase in traffic which, per the study, is minimal during AM/PM peak (approximately 30 additional cars); explanation of traffic analysis.

Q. Clarification of Building D, 4-story “step-down”.

R: Still visible form the North/South

Q: Clarification of garage locations

R: Under buildings

Q: Humane relocation of coyotes/wild life

R: Will be environmentally prudent

Q: Comment – existing buildings are in really bad shape; will any of this be Section 8 housing:

R: Developer has started working on improvements to the existing buildings and will continue; rents were increased; there has been tenant turnover; there will be more attention to detail. There will be no Section 8 housing.

Q: Parking

R: 690 spaces (exceeds code); 1.7 per unit including garages and surface parking)

Q: Trash collection sites

R: Internal pickup with trash compactor (only a few dumpsters)

Q: Will new through street be gated?

R: The street will be public right-of-way and will be built out as the phases are built out. Initially there will be a turnaround; further explanation of the site triangle at the Brentwood entrance.

Q: Will the hedging at Phase 4 remain

R: As much as possible will be kept.

Q: Will there be fencing at South side?

R: Developer will consider this request.

Q: Explain the differences with the R-3/R-4 Zoning and request to rezone.

R: R-4 allows for 4-story buildings and more units

Q: Did the developer consider turn lanes for Brentwood

R: There is not enough right-of-way to accommodate turn lanes

Q: Identify locations of the construction entrances.

R: Will study this and understand preference that entrances be from Mahaffee

Q: Will Buildings A and B have balconies that will allow them to see down into the residences?

R: A site line demonstrating this issue was presented showing minimal visibility because of the distance from the residences.

Q: Neighbors would like developer to join them in making a formal request to the City to have no parking zones on 153rd Terrace, 154th and 155th .

R: Developer will support this request, but realizes that this issue will need to be addressed by City Staff and City Council.

Q: Can the residents use the dog park and pool located in the apartment complex?

R: Developer will consider this request.

Q: Comments regarding parking calculations, how many spaces will be needed per unit; concern over parking overflow into street.

R: Developer believes the parking will adequately serve apartments

Q: How long will it take to build the first building

R: 12-16 months.

Q: Has the developer addressed drainage issues.

R: The existing regional basin will be adequate with the developers proposed plans.

Q: Can the through street be build out now rather than phased?

R: Developer will consider.

Q: Comment – was the developer aware of the new 2-story senior housing project.

R: City Staff made the Developer aware of this project.

The group asked the developer to give a brief history of his local ties and experience as a builder. They indicated they appreciated the quality of the project.

Aaron concluded the meeting by explaining the process, including the final plat and final plan applications which provide for further accountability.

[illegible][illegible]

TABLE OF UNITS									
PLAN CODE	NO. OF SLOTS	SEATS PER SLOT	COURSE	UNIT	UNIT CREDIT	UNIT CREDIT	UNIT CREDIT	UNIT CREDIT	UNIT CREDIT
42	1	12	1	1	1	1	1	1	1
43	1	12	1	1	1	1	1	1	1
44	1	12	1	1	1	1	1	1	1
45	1	12	1	1	1	1	1	1	1
46	1	12	1	1	1	1	1	1	1
47	1	12	1	1	1	1	1	1	1
48	1	12	1	1	1	1	1	1	1
49	1	12	1	1	1	1	1	1	1
50	1	12	1	1	1	1	1	1	1
51	1	12	1	1	1	1	1	1	1
52	1	12	1	1	1	1	1	1	1
53	1	12	1	1	1	1	1	1	1
54	1	12	1	1	1	1	1	1	1
55	1	12	1	1	1	1	1	1	1
56	1	12	1	1	1	1	1	1	1
57	1	12	1	1	1	1	1	1	1
58	1	12	1	1	1	1	1	1	1
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61	1	12	1	1	1	1	1	1	1
62	1	12	1	1	1	1	1	1	1
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65	1	12	1	1	1	1	1	1	1
66	1	12	1	1	1	1	1	1	1
67	1	12	1	1	1	1	1	1	1
68	1	12	1	1	1	1	1	1	1
69	1	12	1	1	1	1	1	1	1
70	1	12	1	1	1	1	1	1	1
71	1	12	1	1	1	1	1	1	1
72	1	12	1	1	1	1	1	1	1
73	1	12	1	1	1	1	1	1	1
74	1	12	1	1	1	1	1	1	1
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77	1	12	1	1	1	1	1	1	1
78	1	12	1	1	1	1	1	1	1
79	1	12	1	1	1	1	1	1	1
80	1	12	1	1	1	1	1	1	1
81	1	12	1	1	1	1	1	1	1
82	1	12	1	1	1	1	1	1	1
83	1	12	1	1	1	1	1	1	1
84	1	12	1	1	1	1	1	1	1
85	1	12	1	1	1	1	1	1	1
86	1	12	1	1	1	1	1	1	1
87	1	12	1	1	1	1	1	1	1
88	1	12	1	1	1	1	1	1	1
89	1	12	1	1	1	1	1	1	1
90	1	12	1	1	1	1	1	1	1
91	1	12	1	1	1	1	1	1	1

CONSTITUTIONAL DATA

FUTURE SUCCESS ENHANCED WITH TWO IN AT

NSPJ SADDLEWOOD APARTMENTS | PREVIOUSLY APPROVED SITE PLAN
18851 W. 153RD COURT | OLATHE, KS

634818 / 01/12/2010



SITE DATA	
PROPOSED ZONING: R-4	
SITE DESIGN CATEGORY: 3	
LANDSCAPE BUFFER TYPE: 1B	
LANDSCAPE BUFFER TYPE: 1C	
TOTAL OPEN SPACE: 41,318.75 SF (41.3%)	
COVERAGE: 41,318.75 SF (41.3%)	
PARKING TABLE: 205	
GARAGE PARKING	
PHASE 1	
A - BUILDING	25 GARAGES
B - BUILDING	30 GARAGES
PHASE 2	
C - BUILDING	47 GARAGES
D - BUILDING	21 GARAGES
133 TOTAL	
SURFACE PARKING	
PHASE 1	208 SPACES
PHASE 2	194 SPACES
PHASE 3	194 SPACES
PHASE 4	194 SPACES
890 TOTAL	
PARKING REQUIRED	
15 x 444 UNITS = 666 SPACES	
PARKING PROVIDED	
133 x 401 = 700 SPACES	
PHASE 1	25 GARAGES + 228 SURFACE = 253 (25% REQUIRED BY PHASE)
PHASE 2	30 GARAGES + 164 SURFACE = 194 (22% REQUIRED BY PHASE)
PHASE 3	47 GARAGES + 147 SURFACE = 194 (22% REQUIRED BY PHASE)
PHASE 4	21 GARAGES + 173 SURFACE = 194 (22% REQUIRED BY PHASE)
EXISTING CLUBHOUSE	14 SPACES ADDED (NOT INCLUDED IN TOTAL)

	Phase I	Phase II	Phase III	Phase IV	Total Site
Gross Site Area (Acres)	1.76	2.54	6.24	3.23	13.77
Net Site Area (Acres)	1.64	2.42	5.97	3.13	13.16
Dwelling Units	121	121	121	100	463
Gross Site Density (DU/AC)	70.5	48.8	19.4	32.0	33.3
Net Site Density (DU/AC)	73.8	50.0	20.2	32.0	34.1



SADDLEWOOD APARTMENTS | SITE RENDERING

18851 W 153RD COURT | OLATHE, KS



SITE DATA:
CURRENT ZONING: R-3
PROPOSED ZONING: R-4
BUILDING DESIGN CATEGORY: B
LANDSCAPE BUFFER TYPE: 3
TOTAL LOT AREA: 10.0 AC (41.3N)
COVERAGE: 44.8% (17.8N)

PARKING TOLERATIONS:

PHASE 2:
A - BUILDING: 20 GARAGES
B - BUILDING: 20 GARAGES
C - BUILDING: 47 GARAGES
D - BUILDING: 27 GARAGES
587 TOTAL

PHASE 3:
A - BUILDING: 228 SPACES
B - BUILDING: 15 SPACES
C - BUILDING: 15 SPACES
D - BUILDING: 15 SPACES
551 TOTAL

PARKING REQUIRED:
15 x 444 UNITS = 666 SPACES

PARKING PROVIDED:
138 x 481 = 663 SPACES
PHASE 2:
85 GARAGES + 228 SURFACE = 293 (281 REQUIRED BY PHASE)
PHASE 3:
47 GARAGES + 182 SURFACE = 229 (228 REQUIRED BY PHASE)
TOTAL GARAGES: 132 (131 REQUIRED BY PHASE)
EXISTING CLUBHOUSE: 14 SPACES ADDED (NOT INCLUDED IN TOTAL)

	Phase I	Phase II	Phase III	Phase IV	Total Site
Gross Site Area (Acres)	1.76	7.34	6.14	3.50	18.99
Net Site Area (Acres)	1.64	6.97	5.88	3.38	17.82
Building Units	-	24,820	24,296	24,526	73,642
Gross Site Density (DU/AC)	-	26.85	26.76	31.53	25.25
Net Site Density (DU/AC)	-	26.85	26.76	31.53	25.25

SADDLEWOOD APARTMENTS | SITE RENDERING

18851 W. 153RD COURT | OLATHE, KS





NSPJ

ARCHITECTS^{PA}

Date: 02/28/19

Project Name: Saddlewood Apartments

Project #: 634818

Location: Wesleyan Church: 15320 S Ridgeview Rd, Olathe, Kansas

Meeting Attendee List

Name	Address	Phone	Email
John James	15576 Brentwood Unit #1800	816-225-2629	jejames59@gmail.com
Paul & Peggie Miller	155528, Breckwood #1702	913-768-7639	papemiller@gmail.com
Cindi Cramer	18426 W 154th Terr	913390918	cindiob@aol.com
Gene Cramer	15402 S. Hillside St	913-829-7171	-
Phil Gehrt	18715 W 153rd Terr	913-827-7430	p1gehr@gmail.com
James Van Booven	18342 W 155th St	816 668 8809	james@vanbooven.com
MARTIN DUNLAP	1844 S CHURCH 1201 OLATHE, KS 66062	913-481-3083	mh.dunlap76@gmail.com
Suzanne Waterman	15597 S. Church #1900 ST. OLATHE 66062	913-780-5849	sbeatrizwaterman@yahoo.com
Dennis Spotts	15597 S. Church St UNIT #1900 OLATHE KS 66062	913-645-5543	dspottsp@oh-the-schools.org
Rhonda McGraw Larry McGraw			

Date: 02/28/19

Project Name: Saddlewood Apartments

Project #: 634818

Location: Wesleyan Church: 15320 S Ridgeview Rd, Olathe, Kansas

Meeting Attendee List

Name	Address	Phone	Email
Gloria J Rowlett	155575 Hillside Unit 4000 Olathe, KS 66062	913-271-6205	gljrow@yahoo.com
Christal & Pat Stearl	18444 W. 153rd Olathe 66062	913 201-8012	ChristalStearl@hotmail.com
Karin Brownlee	14725 Schalet Dr Olathe 66062	913-484-3255	karin@karinbrownlee.com
Taberie & Curtis Kramer	15422 S Hillside St Olathe 66062	913 530 7434	taberie-13@hotmail.com



NSPJ

ARCHITECTS PC

Date: 02/28/19

Project Name: Saddlewood Apartments

Project #: 634818

Location: Wesleyan Church: 15320 S Ridgeview Rd, Olathe, Kansas

Meeting Attendee List

Name	Address	Phone	Email
Tyler Nunemaker	18302 W 155 th St	816-645-8757	tanmaker1@gmail.com
Margaret Anderson	15557 S Hillside St Unit 4003	913-426-0137	sewpanderson@yahoo.com
Deb DeMars Saddlewood Downs HOA President	15450 S. Hillside	913 526.4552	debra.demars @gmail.com

From: [Paul & Peggie Miller](#)
To: [Dan Fernandez](#)
Subject: Re: Saddlewood Proposed Rezoning & Modified development plan case# R219-0001
Date: Saturday, March 23, 2019 3:43:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Dan,

We have received a little more information from the developer via our board president. While we do appreciate some of the changes, we do not believe they have gone far enough. We continue to be concerned about the plan for 4 story buildings specifically the one marked building D in phase 5. There do not appear to be any other buildings that tall in the surrounding area with the exception of Garmin. We also are still concerned about the total number of units allowed when changing from R3 to R4. We do not believe the change in height and density is good for the neighborhood. Addressing specifically the 3.55 acres in phase 5 - after looking at the new drawing, the developer has moved the building further to the north allowing more green space, which is great, however, this still requests a 4 story building and moves the entrance to the apartments to the very south edge of their property. That would create more traffic on an already busy Brentwood and create a lot more noise for the units on the north side of building 17 in Asbury Villas.

We would continue to hope that you would deny the developer his petition to change the zoning for this project.

Yes, we would like our concerns/email included in the Planning Commission packet.

Again, thank you for for time and consideration in this matter.

Paul & Mary Miller
15552 S Brentwood #1702
Olathe, KS 66062
913-768-7639

On Tue, Mar 12, 2019 at 12:54 PM Dan Fernandez <DJFernandez@olatheks.org> wrote:

Good afternoon Mr. and Mrs. Miller. Thank you for the email concerning the proposed Saddlewood Apartment project. I met with the applicant this morning about further revisions to the plan which still includes a 4-story building along Brentwood but the setbacks have been increased from the Villas.

The applicant is going to reach out to the residents again to show them the revised plan. After reviewing these revised plans, please reach out to me again if you don't mind and let me know if you would like this email included in the Planning Commission packet. As a result of the proposed revisions, this case will not be on the March 25 Planning Commission agenda. The applicant is shooting for the April 8 agenda but we should now the date for sure in the next few days.

Please let me know if you have any questions.

Thank you,

[Dan Fernandez](#), *City Planner II*

(913) 971-8664 | OlatheKS.org

Public Works | City of Olathe, Kansas

Setting the Standard for Excellence in Public Service



From: Planning Contact <PlanningContact@OLATHEKS.ORG>

Sent: Monday, March 11, 2019 12:13 PM

To: Dan Fernandez <DJFernandez@OLATHEKS.ORG>

Subject: FW: Saddlewood Proposed Rezoning & Modified development plan case# R219-0001

From: Paul & Peggie Miller <papemiller@gmail.com>

Sent: Sunday, March 10, 2019 03:50 PM

To: Planning Contact <PlanningContact@OLATHEKS.ORG>

Subject: Saddlewood Proposed Rezoning & Modified development plan case# R219-0001

Olathe Planning Commission,

We would like to voice our concerns about the rezoning of part of the above listed project - **specifically the 3.55 acres listed as phase 5 of the project.** Phases 2, 3 and 4 are in the interior of their property and we personally do not have concerns about those pieces being changed to R4.

We live in Asbury Villas - building 17, which is directly south of this piece of property. It is a one story four-plex. We have lived here 13 years.

We would hope that this specific piece of land could act as a buffer between the proposed apartment buildings and our 1 story building. We believe a building preferably no higher than 2 story R3 would be a better fit for the entire neighborhood.

A change from R3 to R4 could increase the number of units to about double on a relatively small parcel of land.

We understand there is a 2-story retirement building also being planned for the neighborhood. This would be on the east side of Brentwood, directly across from the 3.55 acres and just to the north of Asbury Villas. A lower apartment on the west side of Brentwood would help in making the transition more uniform for the area.

We would respectfully request that you deny this portion of the rezoning for Saddlewood apartments and that you would also deny the waivers requested. We believe the city has designed the codes for the benefit of all Olathe residents and a waiver to build larger, more dense, more profitable apartments is not in the best interest of the neighboring community.

Thank you for your consideration.

Paul & Mary Miller

15552 S Brentwood St. #1702

Olathe, KS 66062

913-768-7639

From: [Planning Contact](#)
To: [Dan Fernandez](#)
Subject: FW: Proposed expansion of the Saddlewood Apartment complex
Date: Tuesday, April 02, 2019 1:11:45 PM

From: Victoria Klein <toriklein1@gmail.com>
Sent: Monday, April 01, 2019 5:40 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Proposed expansion of the Saddlewood Apartment complex

April 1, 2019
Case No. RZ10-0001

To whom it may concern,

I am writing with concerns for the upcoming hearing on April 8, 2019 regarding the zoning changes requested by Saddlewood Apartments. It was my understanding when I purchased my home at 15424 S Annie St, Olathe, KS 66062, that the complex once completed with phase 2-5 would only be a 2 story multi family unit. While I understand that the complex has increased the number of parking spaces from their original plan, I still do not feel that ample parking will be available if they are permitted to build the 3 & 4 story units they are requesting. Their "market research" that indicates that their key demographic prefers not to own vehicles in exchange for public transportation, or ride share services is not a valid reason to decrease the ratio / unit of parking as compared to their existing buildings. At their current ratio, their tenants and their guests regularly park across Brentwood St. in the Saddlewood Downs neighborhood. Saddlewood Downs neighborhood HOA rules prohibit homeowners from parking in the street overnight, why in the world would it be acceptable for apartment tenants to park there.

I also have concerns for myself and my fellow neighbors who purchase homes knowing the aesthetic changes to come. We did not sign on to look at a 4 story monstrosity out our bedroom windows. I am not sure at this point exactly how this will impact my yard personally, but it is possible that the building will block all afternoon sun from my back yard, but absolutely will for many of my friends and neighbors.

I trust you will make the best decision for our neighborhood, and protect the community we were drawn to when making our decision to live in Olathe.

Sincerely,
Victoria Ziegler Homeowner
15424 S. Annie St.
Olathe, KS 66062

Olathe Planning Commission
City of Olathe
Planning Division
P.O. Box 768
Olathe, Kansas 66051-0768

April 1, 2019

Reference: Case No. RZ19-0001

Members of the Planning Commission:

I am writing this letter to state my opposition of the afore-mentioned request for rezoning, Case No. RZ19-0001. The pending request is to rezone property generally described as being at 154th and Mahaffie streets. The request is to rezone this property from the current RP-3 zoning to RP-4 zoning. The developer has proposed building a 3- and 4-story apartment complex on the unoccupied land directly west of Saddlewood Downs, containing 444 new apartments.

My key area of opposition to the developer's rezoning request is the height of the proposed buildings, but my concerns also include the amount of available parking and increased traffic flow on Brentwood.

The proposal includes three 4-story buildings, and one 3-story building. Two of the buildings immediately adjacent to Brentwood would be 4-story buildings. **I strongly believe that is inappropriate to permit the building of 4-story buildings (of any type) directly across the street from one and two story single family homes.** I can't imagine that anyone believes it will be good for our homeowners to sit on their patios and look directly across Brentwood Street at a 4-story apartment building.

The existing Saddlewood Apartments buildings are no taller than 2-story buildings immediately adjacent to Brentwood, while the 3-story buildings are on the Mahaffie side of the complex. Thus, the visual impact of these 3-story structures was minimized by placing them on Mahaffie Street, farther away from our existing one and two story single family homes. This will not be the case if the rezoning request is approved.

The proposed expansion to the apartment complex includes a significantly lower ratio of parking spaces per apartment than the existing apartments, which will presumably make the parking situation worse (we currently experience overflow and/or visitor parking on 153rd Terrace within the Saddlewood Downs subdivision). In their February 28 presentation, the developer stated that they relied heavily on a nationwide study that indicates millennials (their target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping-something we believe is arguable in our suburban metropolitan area. Their plans note that they are including more parking spaces than the minimum of 666 spaces required by code (which may in fact be the case) but current parking is insufficient or only marginally sufficient, and will be exacerbated by the addition of this much larger project.

I have been an Olathe resident for 33 years, and a Saddlewood Downs homeowner for more than 13 years. I love Olathe and the area in which I live. I trust the Planning Commission will fairly consider my, as well as other property owner's, concerns and deny the proposed rezoning quest from RP-3 to RP-4 as requested in Case No. RZ19-0001.

Regards,

Philip Gehrt
18715 W. 153rd Terrace
Olathe, Kansas 66062
Project Name: Saddlewood

April 1, 2019

City of Olathe
Planning Division
P.O. Box 768
Olathe, KS 66061-0768

Delivered via email: planningcontact@olatheks.org

Re: Four-story Apartment Complex Proposed on Brentwood Across from Saddlewood Downs

Dear Olathe Planning Commission:

The Saddlewood Downs Homeowners Association and residents of Saddlewood Downs were made aware of the proposed development of an apartment complex located on the west side of Brentwood between 153rd Terrace and 155th Street. Several members of the Saddlewood Downs neighborhood attended a formal presentation held on February 28 and we have had direct communication from the developer's attorney.

As a community of homeowners, the focus of Saddlewood Downs Homeowners Association (Saddlewood HOA) is to maintain architectural standards, promote safety and security within our neighborhood and uphold decisions that protect the investments of homeownership. The developer's proposed apartment complex and requested rezoning will have an impact on each and every resident of the Saddlewood Downs subdivision.

Saddlewood HOA's key concerns regarding the proposed apartment development:

- Height of the proposed buildings
- Amount of available parking
- Increased traffic flow on Brentwood
- View-blocking berms and landscaping

Height of the Proposed Buildings

We understand the proposed development to include three 4-story buildings, and one 3-story building. Two of the buildings immediately adjacent to Brentwood would be 4-story buildings. The existing Saddlewood Apartments buildings are no taller than 2-story buildings immediately adjacent to Brentwood, while the 3-story buildings are on the Mahaffie side. Saddlewood Downs' homeowners whose property backs on the Brentwood will be directly across the street from the proposed 4-story apartment building.

Height of the 4-story buildings, even with a proposed step-down to three stories at the end of the building, will result in decreased environmental views and decreased privacy for those homeowners whose property backs on to Brentwood.

Amount of Available Parking

Documentation provided by the developer stated that the existing Saddlewood Downs apartment complex (Phase I) has 92 dwellings/196 bedrooms with 205 parking spaces—a ratio of 2.23 parking spaces per dwelling (1.05 parking spaces per bedroom).

Information we gathered from the February 28 presentation from the developer stated that the proposed plan of 444 dwellings/760 bedrooms would include 690 parking spaces—a ratio of only 1.55 parking spaces per dwelling (0.91 parking spaces per bedroom). This is a decrease in available parking from the existing Saddlewood Woods Downs Phase I apartment complex. We understand that a recent design change, which includes removal of a street at 155th, will potentially increase the number of parking spaces. We ask for additional clarification of the number of actual parking spaces proposed by the developer.

Olathe has limited access to bus service (one route from Olathe Medical Center across 151st) and rapid transit is non-existent in south Johnson County. Car-free households are more likely to exist in densely-populated urban areas or areas where light rail and rapid transit are readily available. Residents of Olathe are vehicle-reliant.

The developer believes Olathe residents will rely less on vehicles, relying on a nationwide study that indicates millennials (the target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping. However, the statistics for vehicle ownership in Olathe, KS prove otherwise.

According to 2016 statistics on vehicle ownership, Olathe households average 2.01 vehicles, with only 2.7% of Olathe households having no access to a vehicle. In fact, between 2015 and 2016, more Olathe households reported vehicle ownership, as the number of Olathe households without cars dropped from 4.6% in 2015 to 2.7% in 2016.¹

Lack of parking on the apartment complex property will drive apartment residents and their visitors to use the adjoining streets in Saddlewood Downs for parking. This situation already occurs with the residents/visitors at the existing Saddlewood Downs apartments. Although residents may choose to use Uber or Lyft, lack of public transportation and number of households who own at least two cars in Olathe demonstrates the need to address adequate parking. Providing parking solutions for the proposed apartment complex is critical to keep our city streets, and the adjoining streets at Saddlewood Downs, clear and safe for our families.

Increased Traffic Flow on Brentwood

Based on the volume of new residents, traffic will increase on Brentwood, adding noise and congestion especially during the morning drive and evening drive times. Saddlewood HOA is concerned about safe ingress and egress from the apartment complex and Saddlewood Downs. We appreciate clarification on steps taken to provide safe access to both sides of Brentwood.

View-blocking Berms and Landscaping

The developer's plan showed view-blocking berms and landscaping on the apartment property on the west side of Brentwood. Berms and landscaping create a barrier to the street and diminish sound from the high-density apartment complex. Additionally, landscaping must be planted to screen views from the apartments to the neighboring backyards of Saddlewood Downs' single family homes. The height of the proposed apartment buildings will give an apartment dweller a line of sight into the backyard of homeowners to the east. Saddlewood Downs HOA requests that the developer's plans consider extending landscaping on the east side of Brentwood, with addition of trees to maintain the

privacy of the Saddlewood Downs single family homeowners. We believe this addition to the plan will go a long way to help ease the transition for Saddlewood Downs' homeowners.

Summary

In summary, Saddlewood Downs HOA asks for additional clarification of the number of actual parking spaces proposed by the developer. We also ask the developer to re-consider the parking configuration to allow for a similar ratio of parking spaces as the existing Saddlewood Downs apartments (Phase I). We also ask the developer to consider extending the landscaping efforts to the east side of Brentwood to include trees to provide an effective barrier against increased street noise and privacy to homeowners' backyards. Saddlewood HOA welcomes the opportunity to collaborate with the developer on a landscaping plan for the east side of Brentwood.

As representative for the Saddlewood Downs Homeowners Association, I have articulated our concerns about the proposed apartment complex on Brentwood. We thank the Planning Commission for your willingness to read and consider our position on this proposed development.

With regards,



Debra L. DeMars

President

Saddlewood Downs Homeowners Association

Email: Board@SaddlewoodDowns.com

References:

1. Vehicle Ownership in U.S. Cities, Olathe, Kansas. Retrieved from <https://www.governing.com/gov-data/car-ownership-numbers-of-vehicles-by-city-map.html>

April 1, 2019

Olathe Planning Commission
City of Olathe
P.O. Box 768
Olathe, KS 66051-0768

RE: Case No. RZ19-0001
154th & Mahaffie Rezoning Request from RP-3 to RP-4

Planning Commission Members:

This letter is to document my absolute opposition to the referenced rezoning request which allow 4-story apartment buildings to be built on property now zoned for no more than 3-stories.

My wife and I have resided at our current location in Olathe for nearly 9 years. The back of our property faces Brentwood Street directly across from the proposed building site. From the time we purchased our home, we anticipated the land across Brentwood from us would one day be developed. However, I would submit that 4-story apartment buildings are not appropriate on the property nearest Brentwood. I am not looking forward to being on our backyard patio looking directly at a 4-story apartment building, and likewise, having numerous apartment balconies with a view looking down into our backyard. I see this as being detrimental to property values of single family homes along Brentwood.

In addition to the negative aesthetic effect of 4-story buildings, I feel adding this additional resident density to this area is not desirable. I have read the verbiage regarding this density issue and the traffic/parking effect. I do not accept the notion that many residents of these new apartments will not own cars. In this area of Johnson County, I do not see significant use of public transportation. Even from the existing Saddlewood Apartments we experience parking along 153rd Terrace by residents and/or guests of the existing Phase I of Saddlewood Apartments.

To state it clearly, my opposition is to the construction of 4-story apartment buildings directly across Brentwood Street from existing single family residences.

I respectfully request that you consider my input and deny the rezoning request from RP-3 to RP-4 as proposed in Case No. RZ19-0001.

Thank you for your consideration

Sincerely,

Paul Bowsher
18745 W. 153rd Terr
Olathe, KS 66062

April 2, 2019

RE: Four-story apartment complex proposed next to Saddlewood Downs

Dear Planning Commission,

This letter is in regard to the proposed expansion of the Saddlewood Apartments of Phases 2, 3, and 4 for a 3- and 4-story apartment complex on the unoccupied land directly west of Saddlewood Downs.

I recently moved here from Memphis, TN after the passing of my mother. My objective was to move to be closer to family when realizing how short life was following a near death car accident of my Aunt just down 169 from here (at 175th street). I was so pleased to find a nice home in a quiet subdivision surrounded by kind neighbors. Less than 9 months later I am being notified of a proposal to change all of that.

I am writing this letter to hopefully make an impact on the decision to NOT allow the re-zoning of the land from R-3 Residential Low-Density Multifamily, which allows a density of 12 dwelling units per acre, to R-4 Residential Medium-Density Multifamily, which allows development of up to 18 to 29 dwelling units per net acre, depending on other factors.

Here are my reasonings:

- 1) **Parking** -The latest revision of the proposed plan (for Phases 2, 3, 4, and 5) has 835 parking spaces, 444 dwellings, and 760 bedrooms. That's a ratio of only 1.88 parking spaces per dwelling, and just under 1.10 parking spaces per bedroom. This is an increase from their previous proposals and is an increase in the number of parking spaces per bedroom but is still a decrease in the number of parking spaces per dwelling unit compared to the existing complex. In the February 28 presentation, the developer stated that they relied heavily on a nationwide study that indicates millennials (their target lessors) are less inclined to own vehicles and are more likely to rely on public transportation and Uber/Lyft for commuting and shopping-something we believe is arguable in our suburban metropolitan area.
- 2) **Increase Traffic** – Obviously, with more cars comes more traffic. And counting on a suburban area to not have their own transportation and rely on Uber/Lyft is unrealistic. This would make Brentwood a main thoroughfare for traffic to and from 159th and Rigdevue. It doesn't seem like Brentwood was purposed for a main road, but instead a quiet side street.
- 3) **Noise** – With heighten traffic comes increased noise. Loud cars, motorcycles, and the simple residential noise that will come from the living community of the apartment complex. A 2-story building is vastly different than a 4-story building. More people = more noise. It's a simple fact.
- 4) **Height of Apartments** – Again, a 2-Story proposal is vastly different than a 4-story complex. The views that a 4-story complex will obstruct are undeniable. They can be an eye-sore from afar, where on the other side, a 2-story complex are not as offensive. From a 2-story home looking out our windows at a 4-story complex will indisputably impact the residents of Saddlewood Downs subdivision.
- 5) **Crime** – People who own their homes are invested in the long-term success and safety of a community, people who rent apartments are merely short-term transients. Unless the rental cost of each unit is also proposed to increase significantly from the current 999.00-1200.00 range, this amount of low-income families attracted to this area, and increase number of units, can only bring more crime to Olathe and the residents of Saddlewood Downs subdivision.

Increasing the rent to the 1700.00-1900.00 range would significantly benefit, not only the complex, the area but also the value of our homes.

- 6) And finally, and maybe most only second most important to crime, DECREASE VALUE OF OUR HOMES – To the point mentioned above, by building low to middle income apartments in such a massive, magnificent over-crowding can only devalue the home values of the entire subdivision of Saddlewood Downs and letting down the residents that have invested in such property. To put our community at risk of this is ultimately only harming the city of Olathe by pushing residents out of the area to more established areas. I know speaking for myself, if this pass, I will sell and will move to a location such as Leawood where the property value holds.

I hope you will take the current residents' full points of view into respectful consideration before taking away their existing lifestyle to gain a few additional apartment rental units. Look, I know it is more than that but I also know that to the residents', the original plan was already approved at an R-3 zoning approval and I think it only appropriate to keep it as such.

Thank you,

Paula Ebling
15453 S Hillside Street
Olathe KS 66062

WILLIAM H. SEILER, JR.
15554 S. HILLSIDE ST., UNIT 3903
OLATHE, KS 66062-7083
EMAIL: whsjr99@gmail.com
TELEPHONE: (913)732-2502

April 2, 2019

TO: Olathe Planning Commission

**RE: Saddlewood Apartments
Application No. RZ19-0001**

These comments relate to the above application and the rezoning and site development plan for Building 4. Building 4 is the proposed building located primarily on the approximately 2.24 acres (property id# DF231412-4006) immediately north of building 17 in The Villas of Asbury. The Villas of Asbury is a community of 48 single level four-plexes. The proposed building site for Building 4, presently zone RP-3, is across Brentwood from the approved two story Brentwood Villas Senior Apartments (48 units), located on 4.2 acres.

1. I join in the comments from Paul and Peggie Miller, residents in Building 17, that the property immediately north of that building should remain zoned RP-3, thus limiting the proposed building to no more than three stories. That also would decrease the amount of parking needed.

2. In the most recent site development map in the mailing of March 27,2019, there was the addition of a driveway close to The Villas of Asbury property line. That driveway would provide entrance to various parking for Building 4. We would request that the driveway be moved further south on Brentwood in order to diminish traffic noise for Building 17 and Building 39 across the street. It could be coordinated with the driveway into the parking lot across the street for the new Brentwood Villas Senior Apartments.

I do appreciate the efforts by the developer in accommodating prior comments in reconfiguring Building 4 along the west and in moving the building further south (approximately 165 feet) with green space buffering. If the rezoning and

site development plan are approved by the Planning Commission, those features of the site development plan should be retained.

/William H. Seiler, Jr./

President, The Villas of Asbury Homeowners Association

**Jeff S. Acheson
Samantha A. Acheson
15442 S. Hillside Street
Olathe, KS 66062**

April 2, 2019

City of Olathe
Attn: Planning Division
PO Box 768
Olathe, KS 66051-0768

RE: Case No. RZ19-0001

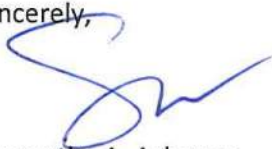
To Whom It May Concern:

My husband and I have been residents in Olathe since 1998 and Olathe homeowners since 2004. We are not fancy people, my husband a teacher and me a mortgage banker, but we have a blessed life and made our home in a community we love...Olathe. In 2004, we spent weeks looking at different properties, searching for the perfect fit for our permanent home. When we found Saddlewood Downs, we were finally able to envision our dreams coming true. Our only concern was the zoning directly behind the lot where we wanted to build as it faced Brentwood Street. Our realtor provided the zoning information (RP-3) to us and explained the type of building(s) and restrictions that this zoning would permit. Comfortable with this information and future RP-3 projects, we proceeded with building our home located at 15442 S. Hillside Street.

It is my hope that the members of this Planning Commission will hear my concerns and furthermore, try to understand my position. I truly love Olathe and I want to support this City's growth and prosperity through new developments and business endeavors, however, not at the cost of losing some of its integrity by altering promises made to her citizens. In 2004, my husband and I had a choice whether or not to buy our home knowing the approved zoning of RP-3 and we were content with the parameters of this zoning. Equally, the developer/owner of Saddlewood Apartments was also aware of the RP-3 zoning and the building limitations when their land was purchased so I do not believe this is a fair demand. The proposed increased building heights, increased dwelling units and limited parking are a few of the serious concerns from my household regarding this request.

It has been 15 years since we built our home and now we are not being given a choice about our property but instead our trust is being placed in you. Please do not grant the proposed rezoning being requested in Case No. RZ19-0001. Thank you for your time and consideration!

Sincerely,



Samantha A. Acheson