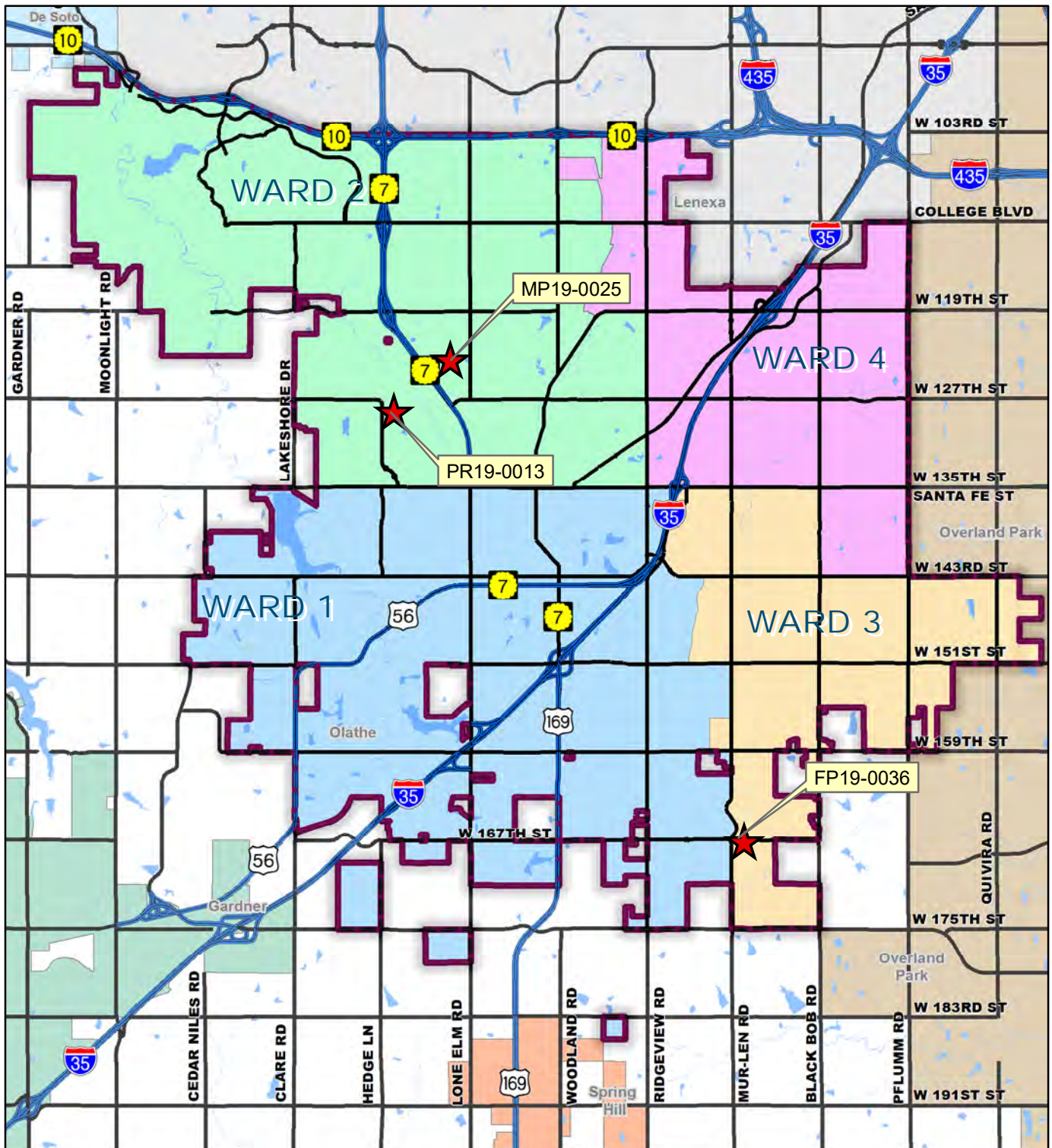


# JANUARY 27, 2020

## OLATHE PLANNING COMMISSION

### CASE LOCATIONS



User: jaredmd  
Date: 01/22/2020







---

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## QUORUM ACKNOWLEDGEMENT

## CONSENT AGENDA

- A. **MN20-0113**: Standing approval of the minutes as written from the January 13, 2020 Planning Commission meeting.
- B. **PR19-0013**: Request approval for a preliminary site development plan for **Olathe Fire Training Center** on 22.06± acres; located at 1100 N Hedge Lane.  
Owner: Chad Foster; City of Olathe  
Applicant / Engineer: Ellen Foster; Finkle+Williams
- C. **MP19-0025**: Request approval for a minor plat for **The Landings at Stone Creek Seventh Plat** containing three (3) lots on 0.22± acres located in the vicinity of 124th Street and South Prairie Creek Road.  
Owner / Applicant: Brad Sterrett; Aspencreek Builders, LLC  
Engineer: Jerald Pruitt; Pruitt and Dooley Surveying Company
- D. **FP19-0036**: Request approval for a final plat for **Townhomes at Fairfield Village, 51st Plat** containing nine (9) lots and one (1) common tract on 0.92± acres; located in the vicinity of W. 167th Terrace and S. Kimble Street.  
Owner/Applicant: Gary Jones, Fairfield Courts LLC  
Engineer: Timothy Tucker, Phelps Engineering, Inc

## REGULAR AGENDA-NEW BUSINESS

## ANNOUNCEMENTS

## ADJOURNMENT

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices as well as iPads with closed captioning are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the City Clerk's office at 913-971-8521. Two (2) business days notice is required to ensure availability.





Planning Division

## **MINUTES – Opening Remarks**

### **Planning Commission Meeting: January 13, 2020**

---

The Planning Commission convened at 7:00 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Ryan Freeman, Jeremy Fry, Barry Sutherland, Shirley Allenbrand, Marcia Youker, and Taylor Breen were present. Commissioners Ryan Nelson and Chip Corcoran were 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 MN19-1209, the meeting minutes from December 9, 2019, was made by Comm. Fry and seconded by Comm. Youker and passed with a vote of 7-0.





Planning Division

## MINUTES

### Planning Commission Meeting: January 13, 2020

<b>Application:</b>	<b>PR19-0030:</b> Request approval for a revised preliminary site development plan for Olathe Medical Park Medical Office Building on 10.35± acres; located in the vicinity of 151st Street and Lone Elm Road.
---------------------	--

*This item was pulled from the Consent Agenda, and Commissioner Allenbrand recused herself from the vote.*

*A motion to approve FP19-0033 was made by Comm. Fry and seconded by Comm. Sutherland, and passed with a vote of 6 to 0 with the following stipulations:*

- 1. A final site development plan must be approved prior to issuance of a building permit.*
- 2. An additional vertical articulation element must be provided on the north building façade to meet minimum UDO requirements prior to approval of the final site development plan.*
- 3. The roofing material used on the building must be either a Class 1 or Class 2 material.*
- 4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.*





Planning Division

## MINUTES

### Planning Commission Meeting: January 13, 2020

<b>Application:</b>	<b>FP19-0033:</b> Request approval for a final plat for Olathe Medical Park Medical Office Building containing one (1) lot and one (1) common tract on 12.45± acres; located southeast of the intersection of W 151st Street and Lone Elm Road.
---------------------	---

*This item was pulled from the Consent Agenda, and Commissioner Allenbrand recused herself from the vote.*

*A motion to approve FP19-0033 was made by Comm. Fry and seconded by Comm. Sutherland, and passed with a vote of 6 to 0 with the following stipulation:*

- 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.*





Planning Division

## MINUTES

### Planning Commission Meeting: January 13, 2020

<b>Application:</b>	<b>FP19-0034:</b> Request approval for a final plat for Enclave at Boulder Hills Villas First Plat containing 26 lots and four (4) common tracts on 8.82± acres located at the southeast corner of Lone Elm Road and W 117th Street.
---------------------	--

*A motion to approve FP19-0034 on the Consent Agenda was made by Comm. Fry and seconded by Comm. Youker, and passed with a vote of 7 to 0 with the following stipulations:*

- 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.*
- 2. Prior to recording the final plat, the Homeowners' Association agreement must be provided to the City and approved.*





Planning Division

## MINUTES

### Planning Commission Meeting: January 13, 2020

<b>Application:</b>	<b>FP19-0035:</b> Request approval for a final plat for Saddlewood Apartments, Second Plat containing two (2) lots on 9.98± acres; located in the vicinity of W 153rd Court and S Mahaffie Street.
---------------------	--

*A motion to approve FP19-0035 on the Consent Agenda was made by Comm. Fry and seconded by Comm. Youker, and passed with a vote of 7 to 0 with the following stipulations:*

- 1. The required excise fees must be submitted to the Planning Division prior to recording of the final plat.*
- 2. A stormwater maintenance agreement must be submitted prior to recording of the final plat.*





Planning Division

## MINUTES

### Planning Commission Meeting: January 13, 2020

<b>Application:</b>	<b><u>SU19-0007:</u></b> Request approval for a special use permit for an increase in height of the monopole tower and expansion of the compound area for the AT&T telecommunication facility on 0.43± acres; located at 15201 S. Mur-Len Road.
---------------------	---

*A motion to continue SU19-0007 to a future Planning Commission meeting was made by Comm. Allenbrand and seconded by Comm. Sutherland, and passed with a vote of 7 to 0.*





Planning Division

## MINUTES – Other Matters

### **Planning Commission Meeting: January 13, 2020**

**Chair Vakas** stated that the next Planning Commission is scheduled for Monday, January 27, 2020. Also, the 20<sup>th</sup> annual Martin Luther King Jr. celebration is on Sunday, January 19<sup>th</sup>, 2020 from 3:00 to 5:00 p.m. at the Mid America Nazarene Bell Cultural Events Center located at 2030 E. College Way. Bryan Busby from KMBC 9 news will be the keynote speaker.

There were no other announcements.

*Meeting adjourned.*





Planning Division

## STAFF REPORT

Planning Commission Meeting: January 27, 2020

<b>Application:</b>	<b><u>PR19-0013:</u> Preliminary Site Development Plan for Olathe Fire Training Center</b>
<b>Location:</b>	1100 N. Hedge Lane
<b>Owner:</b>	City of Olathe
<b>Applicant:</b>	Chad Foster; City of Olathe
<b>Architect:</b>	Ellen Foster; Finkle + Williams
<b>Staff Contact:</b>	Zachary Moore, Planner II

<b>Site Area:</b>	<u>22 acres</u>	<b>Proposed Use:</b>	<u>Public Safety Services (Fire Training Center)</u>
<b>Building Area:</b>	<u>1,019 square foot classroom building</u>	<b>Plat:</b>	<u>Unplatted</u>
	<u>4,752 square foot burn tower</u>	<b>Zoning:</b>	<u>AG</u>

	<b>Plan Olathe Land Use Category</b>	<b>Current Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Conventional Neighborhood / Primary Greenway</b>	<b>Vacant</b>	<b>AG</b>		
<b>North</b>	Conventional Neighborhood / Primary Greenway	City of Olathe Yard Waste Composting Facility	AG	-	-
<b>South</b>	Primary Greenway	Hedge Lane Water Storage Tank	AG	-	-
<b>East</b>	Primary Greenway	Ernie Miller Park	AG	-	-
<b>West</b>	Conventional Neighborhood	Single- and Multi-Family Residential	AG, R-1, RP-3	-	-

### 1. Proposal:

The City is requesting approval of a preliminary site development plan for the Olathe Fire Training Center, public safety service building, at the northeast corner of the intersection of Hedge Lane and Layton Drive. This site is zoned AG (Agricultural District) and "Public



Safety Services” is a permitted use in this district. Two permanent buildings are proposed with this preliminary site development plan, one for a 1,019 square foot classroom/training building and the other for a 4,752 square foot burn tower.

In addition to the two permanent buildings proposed, the City is proposing to move MOD-X portable training structures to the site as well. The initial phase of these MOD-X structures will contain 510 square feet of portable structures that firefighters may assemble in different ways to present training opportunities for several different building types seen throughout the City. Future MOD-X expansion will include an additional 510 square feet of structures to be located in the same area as the proposed MOD-X location, just west of the proposed burn tower.

Pursuant to Unified Development Ordinance (UDO), Section 18.40.110.A.1, a preliminary site development plan is required for all nonresidential uses unless a preliminary site development plan for the proposed development was already approved. No site development plans have been previously submitted or approved for the subject property, therefore a preliminary site development plan is required prior to development.

## **2. History:**

The subject property was annexed into the City in 1968 and was zoned AG (Agricultural District) in 1970, when conventional zoning was first established in the City. There is no record of any previous applications for development on the subject property.

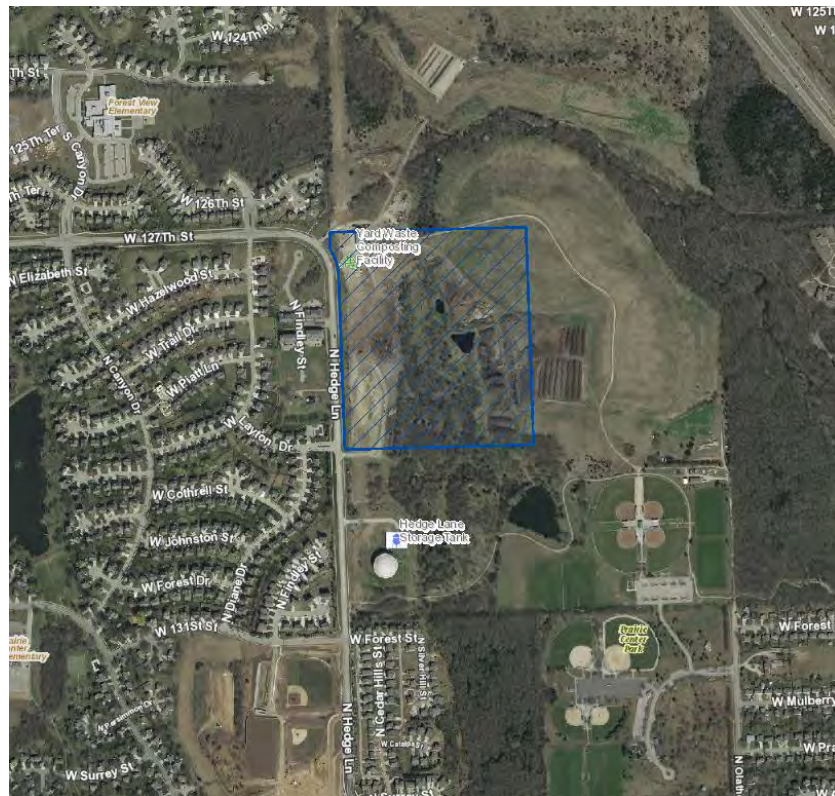
## **3. Existing Conditions/ Site Photos:**

The subject property is located at the northeast corner of the intersection of N. Hedge Lane and W. Layton Drive and is currently vacant. A photo of the site and an aerial view of the subject property are provided below.



*View of subject property, looking east from N. Hedge Lane*





*Aerial view of the subject property outlined in navy*

#### 4. Neighborhood Meeting/Correspondence:

The required neighborhood meeting was held on June 24, 2019 and was attended by 6 people. The applicant did mail required notification letters to all property owners within 500 feet of the proposed development. Staff has not received any correspondence regarding this application from the public.

#### 5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed structures in the AG district is 75 feet, provided that any structure greater than 35 feet is set back from all property lines a distance equal to or greater than its height. The height of the classroom building is 18 feet and 2 inches, and the height of the burn tower is 50 feet. The burn tower is set back from the nearest property line (Hedge Lane) 293 feet and is therefore compliant with the UDO requirement for building height.
- b. **Setbacks** – All buildings in the AG District must be set back from all property lines a minimum of 50 feet. Parking and paving areas on sites developed in the AG District are required to be set back a minimum of 30 feet from any street right-of-way and 10 feet from other property lines. The paved area nearest any property line is the access drive at the western portion of the site, west of the burn tower, and that drive is set back 127 feet from the right-of-way line, exceeding minimum UDO requirements.



Table 1, below, lists the required minimum UDO setback from all property lines, and the building setbacks proposed with the plan.

<b>Table 1: Building Setbacks</b>		
	UDO Requirement (minimum)	Proposed Plan
<i>North</i>	50 feet	1,144 feet
<i>South</i>	50 feet	516 feet
<i>East</i>	50 feet	1,112 feet
<i>West</i>	50 feet	293 feet

- c. **Parking** – Parking for public safety facilities is required at a rate of 1 parking stall per 800 square feet of building floor area. At 5,771 square feet of building floor area, a minimum of 7 parking spaces are required. The applicant is providing 24 total parking spaces on the public portion of the site, complying with the UDO requirements. An additional four stalls will be provided on the interior of the training area, near the MOD-X equipment, to equal a total of 28 parking stalls on site. While the amount of parking provided exceeds the minimum required for the proposed use, the facility will be used not only to train Olathe firefighters, but also firefighters from other jurisdictions, therefore generating a higher number of vehicles traveling to the facility. than the square footage of the buildings may indicate.

## 6. Site Design Standards:

The subject property is designated as Conventional Neighborhood on the future land use map of the Comprehensive Plan, and the development is subject to **Site Design Category 1** (UDO 18.15.105). The following is a summary of the site design requirements:

- a. **Landscaped Buffer Area** – Buffer standards apply to development in Site Design Category 1 when located adjacent to any arterial street. The existing landscaping that is provided along the western property line, adjacent to Hedge Lane contains landscaping which complies with this requirement. Additional landscaping details will be provided with the final site development plan, in accordance with stipulation 3.

## 7. Building Design Standards:

Nonresidential buildings constructed in the AG District are subject to the Building Type Standards of “Agricultural Buildings” per UDO, Section 18.15.020.G.1. Buildings subject to these standards are not subject to minimum building façade treatment requirements. Despite there being no façade treatment requirements for the proposed buildings, the applicant has provided quality design elements on the classroom building such as an entry feature above the main entrance, vertical changes in building materials, clear glass on primary façades and high-quality building materials, which are described in greater detail on the next page.



### Proposed Building Materials

The classroom building is proposed to be made of brick (Class 1 material), clear glass (Class 1), ground face block (Class 2), and fiber cement siding (Class 3). The proposed burn tower is to be made with Nichiha fiber cement panels (Class 3) and metal (Class 4).

Class 1 materials are considered “very high-quality” materials, Class 2 materials are considered “high-quality” materials, and Class 3 materials are considered “standard quality” materials. Class 4 materials are considered “limited use” materials.

The two primary façades of the classroom building are designed with three vertical divisions: a top, middle, and a base. The base of these façades will have a ground face block wainscot for the first three (3) to four (4) feet in height, and then face brick will be the primary material used from there to approximately 10 feet above grade. Between the end of the face brick at 10 feet and above, fiber cement siding will be used. Standing seam metal has been identified as the proposed roofing material for the building, which is a Class 1 roofing material. Table 3, below, lists the percentage of each material used on each façade of the classroom building.

Table 3: Building Materials					
Primary Façades	Brick (Class 1)	Clear Glass (Class 1)	Ground Face Block (Class 2)	Fiber Cement Siding (Class 3)	Total Class 1 / 2 / 3
West Façade	40%	20%	19%	21%	60% / 19% / 21%
South Façade	47%	24%	9%	20%	71% / 9% / 20%
Secondary Façades					
East Façade	60%	0%	19%	21%	60% / 19% / 21%
North Façade	57%	18%	19%	6%	75% / 19% / 6%

### 8. Landscaping:

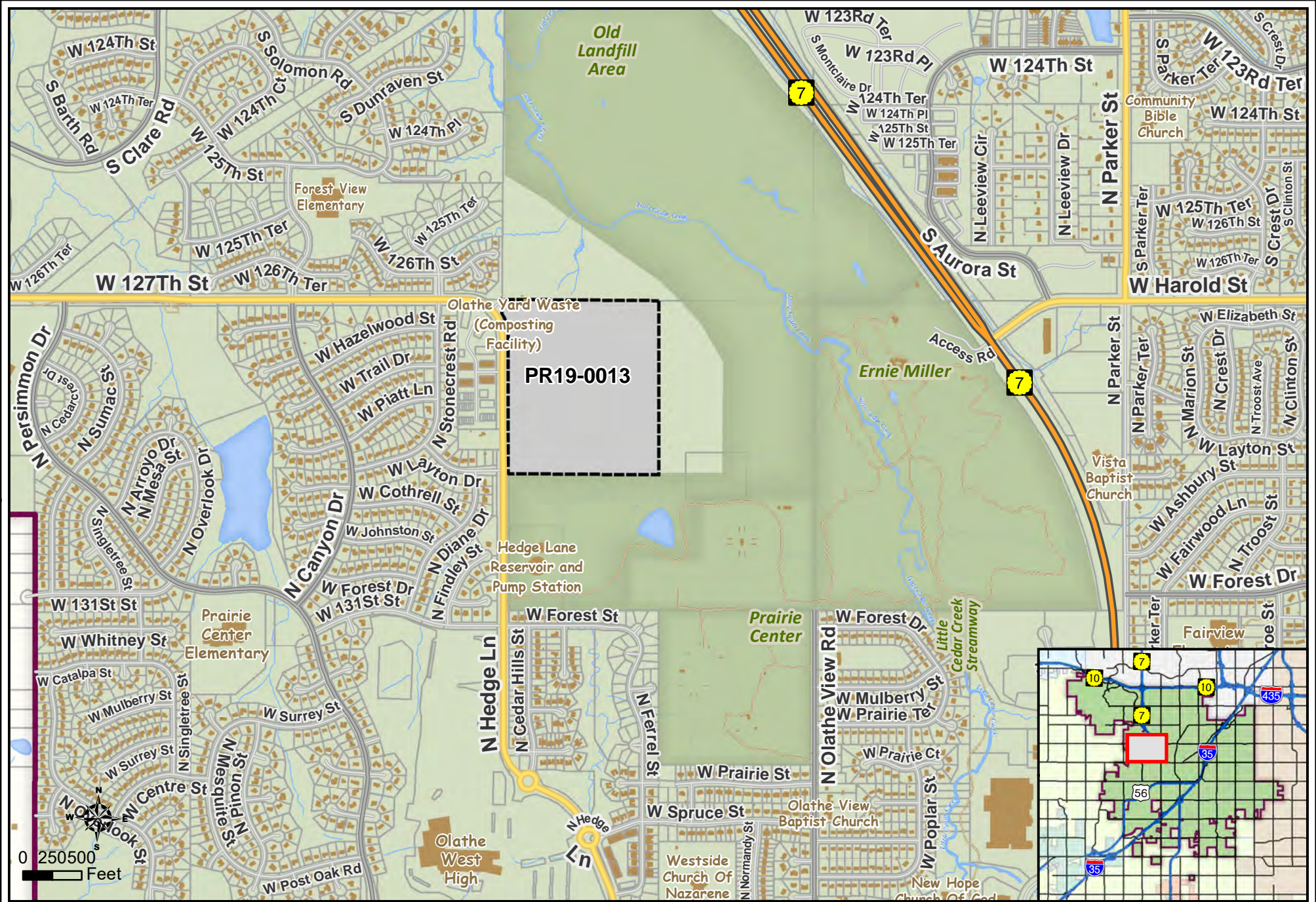
Conceptual landscaping has been provided on the renderings, however a preliminary landscape plan has not been provided at the preliminary site development plan stage. However, a landscape plan will be provided with the final site development plan identifying landscaping to be preserved along Hedge Lane to buffer the site from the road, as well as foundation landscaping, and landscaping within parking lot islands in addition to landscaping throughout the property.



**9. Staff Recommendation:**

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0013) with the following stipulations:
  - 1. A final site development plan must be approved prior to issuance of a building permit.
  - 2. A final plat must be approved and recorded prior to issuance of a building permit.





# OLATHE FIRE TRAINING CENTER PR19-0013



User: jaredmd  
Date: 10/23/2019







**WEST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION**

1/8" = 1'-0"



**EAST ELEVATION**

1/8" = 1'-0"



**SOUTH ELEVATION (PRIMARY)**

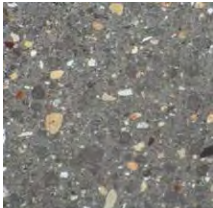
1/8" = 1'-0"



FACE BRICK - ADOBE SANDS, ANTIQUE  
(TO COORDINATE WITH BRICK ON TOWER)



FIBER CEMENT LAP SIDING (BEIGE)



GROUND-FACE CMU (ASH CHARCOAL)



STANDING SEAM METAL ROOF (DARK BRONZE)

SOUTH FAÇADE		
BRICK (CLASS 1)	245 SF	36%
CLEAR GLASS (CLASS 1)	125 SF	19%
GROUND FACE BLOCK (CLASS 2)	95 SF	14%
FIBER CEMENT SIDING (CLASS 3)	209 SF	31%
	674 SF	

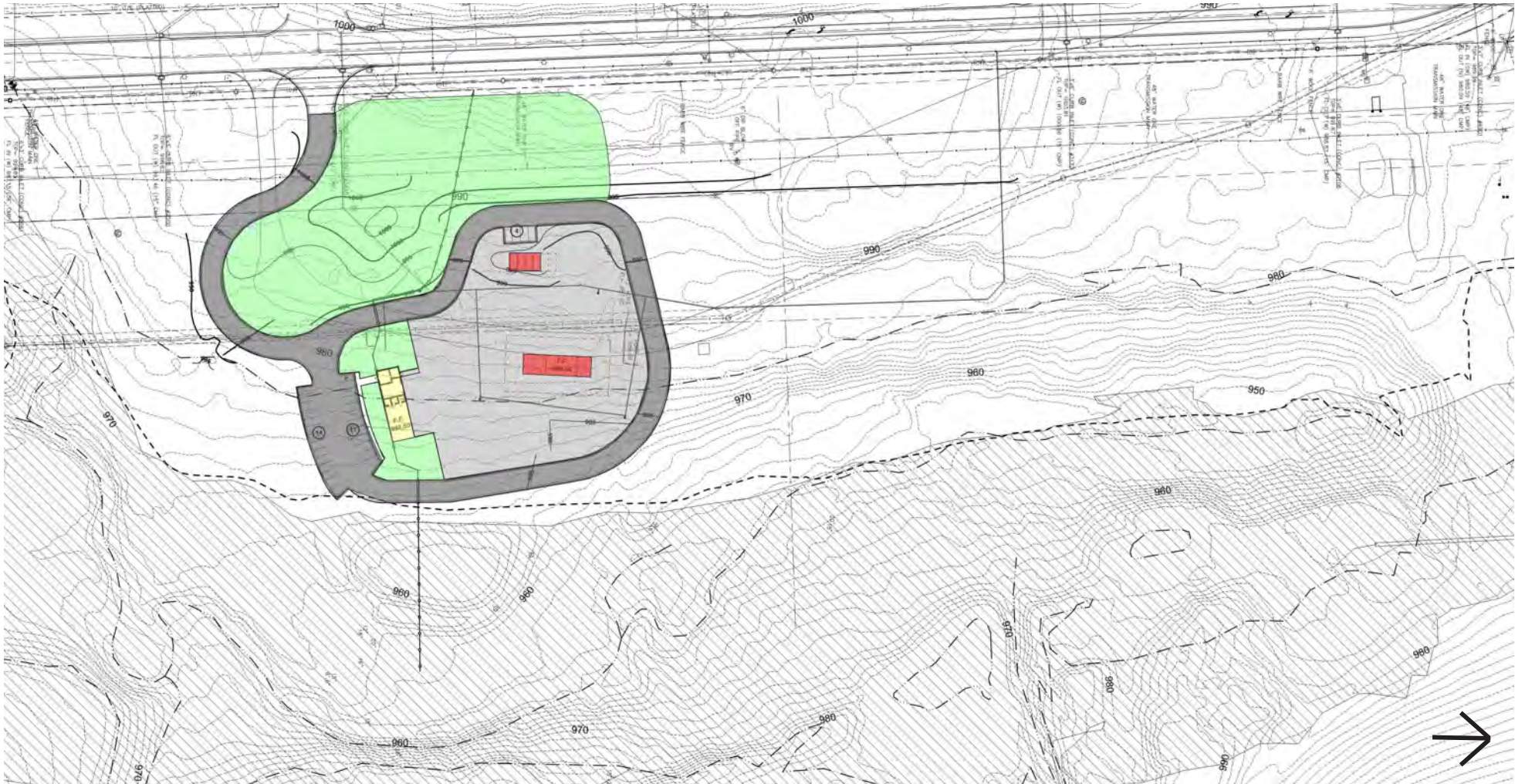
EAST FAÇADE		
BRICK (CLASS 1)	217 SF	60%
GROUND FACE BLOCK (CLASS 2)	67 SF	19%
FIBER CEMENT SIDING (CLASS 3)	77 SF	21%
	361 SF	

NORTH FAÇADE		
BRICK (CLASS 1)	219 SF	57%
CLEAR GLASS (CLASS 1)	68 SF	18%
GROUND FACE BLOCK (CLASS 2)	73 SF	19%
FIBER CEMENT SIDING (CLASS 3)	25 SF	6%
	385 SF	

WEST FAÇADE		
BRICK (CLASS 1)	143 SF	40%
CLEAR GLASS (CLASS 1)	74 SF	20%
GROUND FACE BLOCK (CLASS 2)	67 SF	19%
FIBER CEMENT SIDING (CLASS 3)	77 SF	21%
	361 SF	

FAÇADE MATERIAL CALCULATIONS





**SITE PLAN**  
1:50 SCALE





1. VIEW FROM SOUTH SITE ENTRANCE (LAYTON DRIVE)



2. PERSPECTIVE VIEW OF FRONT

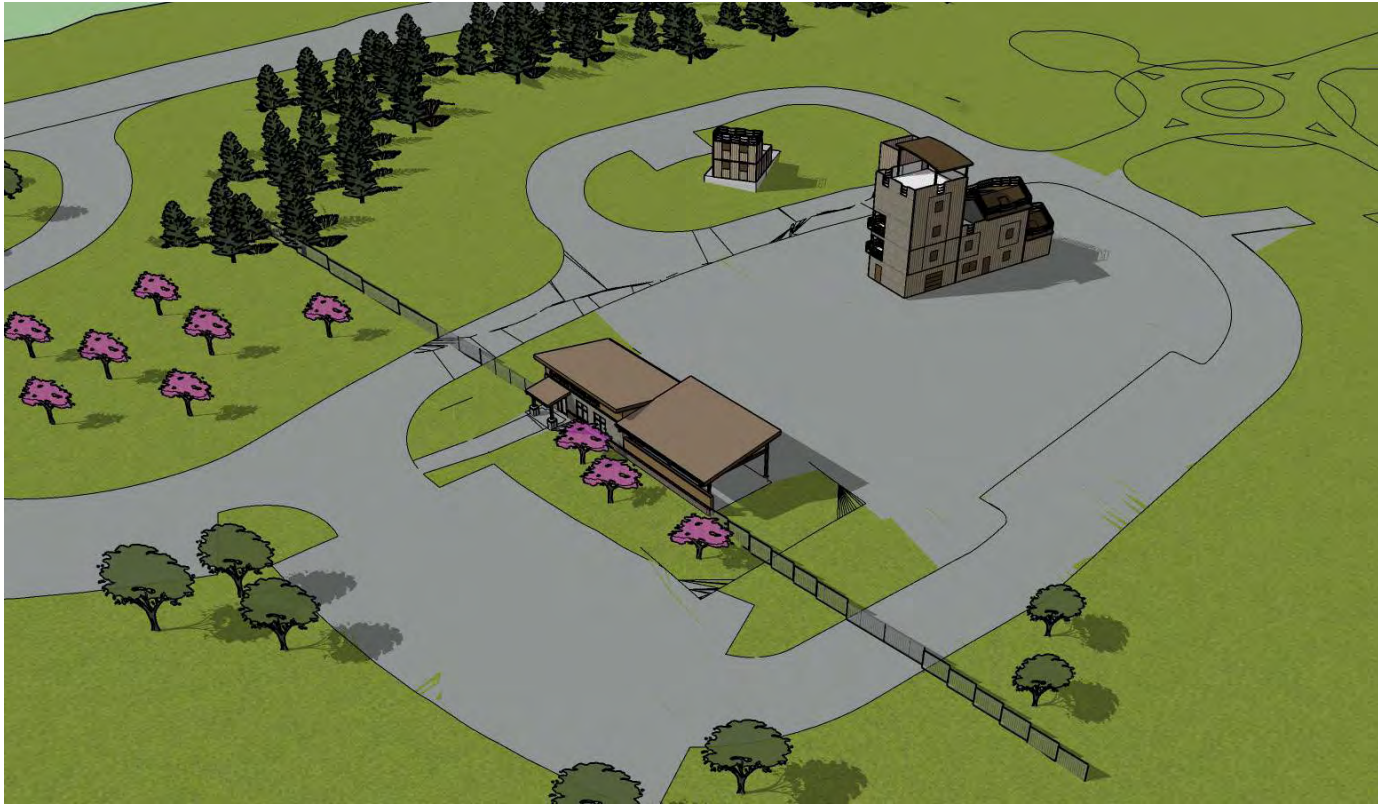


3. VIEW FROM ENTRY DRIVE

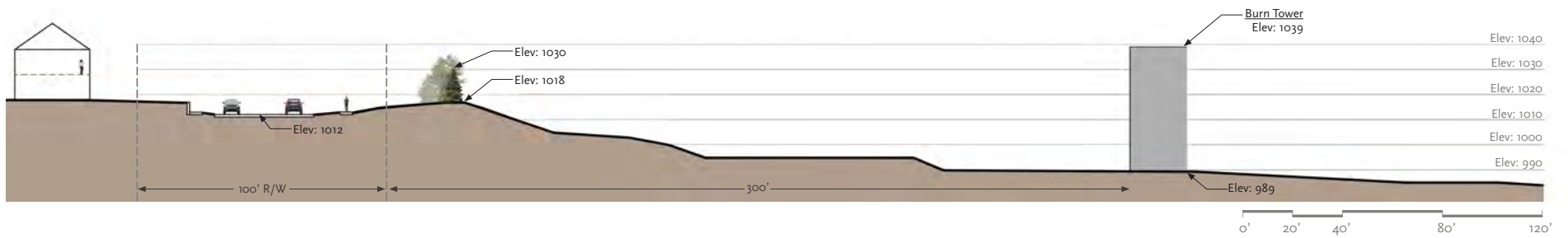


2. PERSPECTIVE VIEW OF BACK



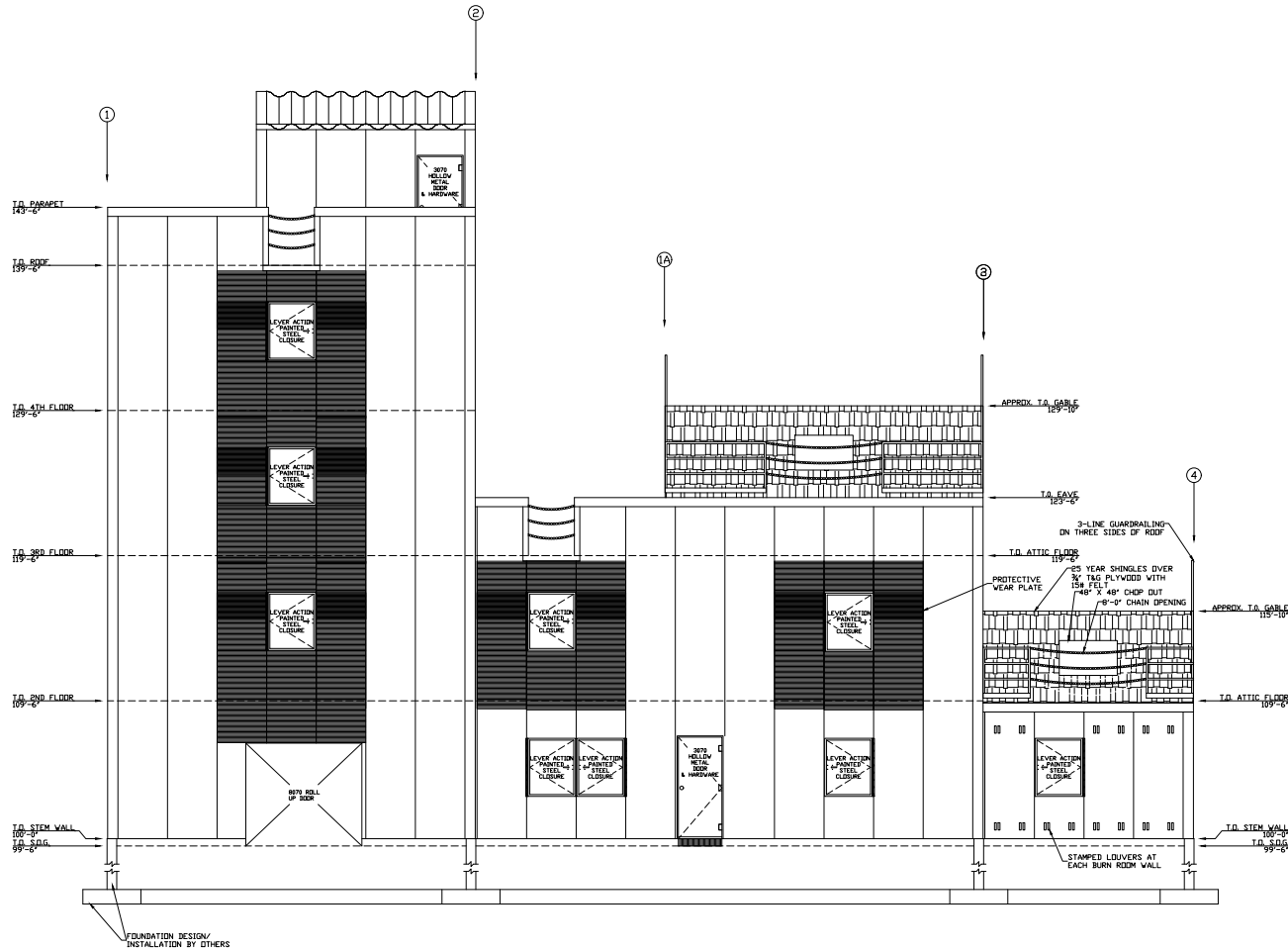


AERIAL VIEW



SITE SECTION





FRONT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

# CUSTOM GENERAL ALARM - FOUR STORY FIRE TRAINING SIMULATOR

OLATHE FIRE DEPARTMENT  
OLATHE, KS

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PROJECT NUMBER	00-10-000	REVISION	DATE
PROJECT DESCRIPTION	1	1	01-10-2011
DESIGNED BY	2	2	01-10-2011
CHECKED BY	3	3	01-10-2011
DATE	01-10-2011		

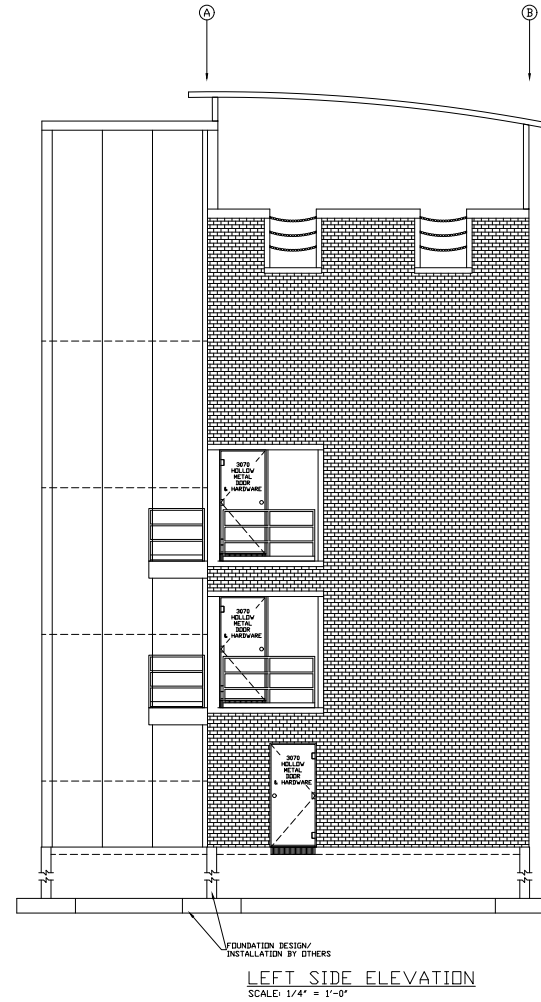
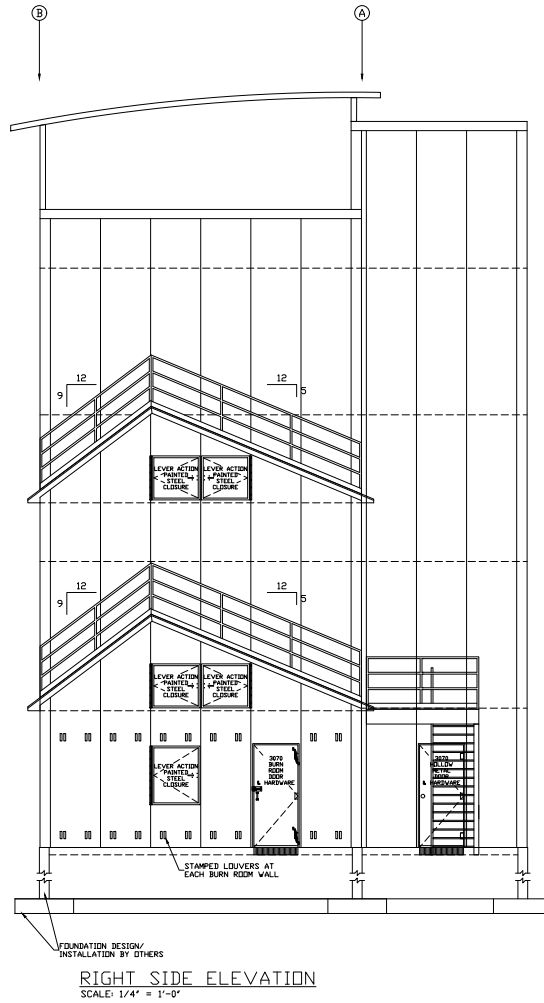
FRONT SIDE  
ELEVATION

6  
11/19/2019









A DIV. OF J.S.C. INC.  
9130 FLINT OVERLAND PARK, KS 66214  
TEL: 913-385-3663 FAX: 913-385-7078  
TOLL FREE 1-800-351-2525 www.ltradingtowers.com

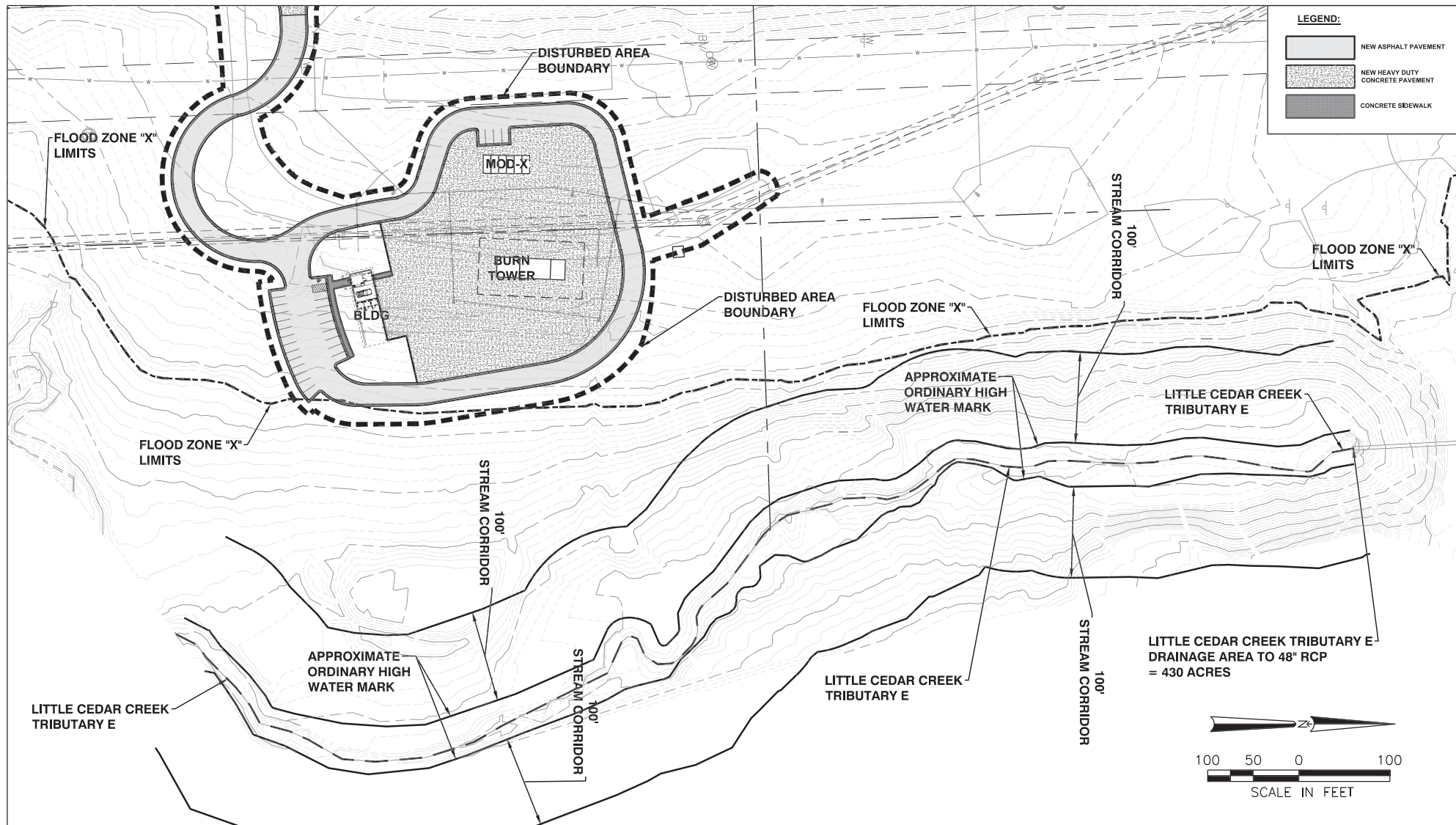
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OLATHE FIRE DEPARTMENT  
OLATHE, KS

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PROJECT NUMBER	08-10-2001	REVISION DATE
PROJECT LOCATION	1	08-10-2001
SCALE	2	08-10-2001
SCALE	2	08-10-2001





4600 College Boulevard,  
Suite 100  
Overland Park, Kansas 66211  
Tel: 913-451-1818  
Fax: 913-451-7599

## PROPOSED CONDITIONS

Olathe Fire Training Facility  
Olathe, KS

EXHIBIT

3

January 2020





7007 COLLEGE BLVD, SUITE 415  
OVERLAND PARK, KANSAS 66211

P 913 + 498 - 1550  
F 913 + 498 - 1042

## MEETING NOTES

DATE: June 24, 2019, 5:00pm – 7:00pm

PROJECT NAME: **Fire Training Center Neighborhood Meeting**

ATTENDEES: Fire Department, Finkle + Williams Architecture, Chad Foster  
(Public Works) and invited neighborhood members (invite list)

CC:

1. Meeting Invites/Notifications were mailed to the attached list of homeowners that are within the required radius for notification.
2. A Sign-in sheet of actual attendees is also attached. There were two councilpersons (plus one spouse), one family of four (Rodriguez) from the adjacent neighborhood, and two other interested individuals in attendance over the two-hours openhouse timeframe.
3. The following are questions and responses from discussion that night:
  - a. Q: How will immediate neighbors be impacted
    - i. Responses:
      1. Fire Department strives to be good neighbors
      2. Some minor traffic; limited sirens
      3. Most activity limited to work-day hours (8am-5pm)
  - b. Q: What is the admin building made of?
    - i. Response: Currently shown as metal siding.
    - ii. Suggested to make it meet Olathe expectations (Nicer than shown)
  - c. Q: Will this facility save the city money from sending fire fighters to train at other locations such as South Platte?
    - i. Response: Yes, there will be savings in overtime and the benefit of keeping units available to respond to situations in Olathe.
  - d. Q: How much smoke will this facility produce
    - i. Responses:
      1. Showed a video of actual training at South Platte Training Center.
      2. Only natural/clean materials are burned so the smoke is very similar to what would be produced in a residential chimney.
      3. There will be limited impact on neighbors.
  - e. Q: What is a Mod-X?
    - i. Responses



1. It is a modular building or set of modular components that stack to create an apartment building scenario. The purpose is to mimic a realistic response situation for the many types of apartments in Olathe.
  2. Current plan would include moving the existing Mod-X units from the Fire Admin Building to this site.
  3. Intent would be to add additional modular units to expand the possible training scenarios as budget allows.
- f. Q: What is the Mod-X design or layout
- i. Response: 2-story with four units/apartments. (Referenced images on display)
- g. Q: What is included in Phase 1? Will the Admin building be expanded?
- i. Response: The admin building is not being expanded. Phase 1 would include all the elements shown south of the round-about on the site plan, namely, the Admin/Classroom Building, the burn tower, the Mod-X and all associated driveways and paving.
- h. Q: What is the expected lifecycle of the Burn Tower?
- i. Responses:
    1. Other communities (South Platte and Lawrence) have had their burn tower buildings for 20-25 years.
    2. The padgenite panels that resist fire are replaceable to extend the life of the building components.
- i. Q: Does the site need two exits? Will there be a traffic light on Hedge Lane?
- i. Responses:
    1. Two exits would be desirable, but not completely necessary since traffic flow through the site will be minimal.
    2. No traffic light is being added on Hedge Lane. The traffic impact from the whole site is minimal.
- j. Q: What type of scenarios will the fire department be able to train on with the proposed Training Center layout?
- i. Response: The Training Center is designed to allow maximum flexibility to adapt to the maximum number of training scenarios. The burn town provides training on tall buildings (like Garmin) to one-story residences and everything in-between—both commercial and residential. Significant thought has been put into providing a variety of conditions for training even down to the width of the drive roads, cul-de-sacs and round-about, all of which are based on actual dimensions of Olathe city streets.
- k. Comment: Mr. Mickelson mentioned that the meeting was not well marketed and when he contacted Fire Admin., they didn't know the meeting time. Mr. Mickelson does not live in the neighborhood but heard about the meeting at the PC Meeting earlier in the week.

The information above represents our understanding of the items discussed and the conclusions reached during the meeting. Please advise at your earliest convenience if you have any additions or clarifications that should be considered.

Sincerely,  
Kimball Hales, AIA



June 24<sup>th</sup> 5pm - 7pm

Fire Training Center Neighborhood Mtg.

Sign-in sheet



Name

Address

1 JOEY HEIDEMAN

1537 W. FOREST DR.

1 Adam Mickelson

12381 S. Race St.

4 Carlos Rodriguez

1091 N Hedge Ln.

1 Tim Rader

11593 S. Lewis

1 Karin Brownlee

14255 S Charet Dr

1 Doug Brownlee

"

"





Planning Division

## STAFF REPORT

**Planning Commission Meeting: January 27, 2020**

<b>Application:</b>	<b><u>MP19-0025</u>, The Landings at Stone Creek Seventh Plat</b>
<b>Location:</b>	In the vicinity of 124 <sup>th</sup> Street and South Prairie Creek Road
<b>Owner/Applicant:</b>	Brad Sterrett, AspenCreek Builders, LLC
<b>Engineer:</b>	Jerald Pruitt, Pruitt and Dooley Surveying
<b>Staff Contact:</b>	Andrea Fair, Planning Intern

<b>Site Area:</b> <u>0.22± Acres</u>	<b>Proposed Use:</b> <u>Townhomes</u>
<b>Lots:</b> <u>3</u>	
<b>Tracts:</b> <u>0</u>	<b>Current Zoning:</b> <u>RP-3</u>

### 1. Comments:

This is a request for approval of a minor plat for The Landings at Stone Creek Seventh Plat, in the vicinity of 124<sup>th</sup> Street and South Prairie Creek Road, on 0.22± acres. This is a replat of Lot 4, Stone Creek Village Second Plat. As the townhomes are completed, the existing lots are replatted for the sale of the individual units.

A rezoning and preliminary site development plan (RZ10-0007), a final plat (FP10-0015) and final site development plan (PR10-0012) for The Landings at Stone Creek, Second Plat were approved by the Planning Commission in August 2010.





*Site aerial*



*View looking northwest from S Prairie Creek Rd.*



**2. Plat Review:**

- a. **Lots/Tracts** – The replat includes three lots for three individual but attached villa units. The layout of the units is consistent with the approved final site development plan. The lots vary in size from 2,798 square feet to 3,721 square feet.
- b. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service area. There are existing Utility Easements (U/E) and Public Utility Easements (PUB/E) along the east and west boundaries of the property.
- c. **Streets/Right-of-Way** – All units will have access to South Prairie Creek Road, which is a public street. All units will have access to sidewalks on both sides of public and private streets.
- d. **Landscaping** – All neighborhood amenities including landscaping, walkways and other elements identified on the final site development plan must be installed at the same time the townhomes are developed.
- e. **Floodplain** – The subject property is located west of the 100 Year Flood Plain and has a 25-foot floodplain setback. No structures will be built in the floodplain setback area.

**3. Excise Taxes:**

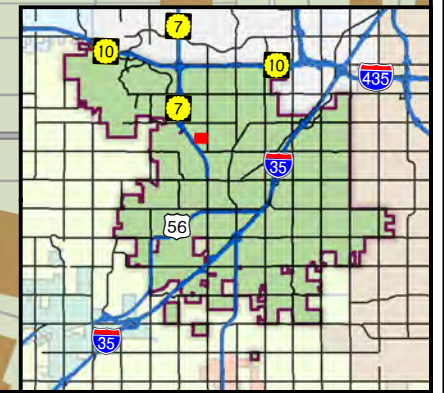
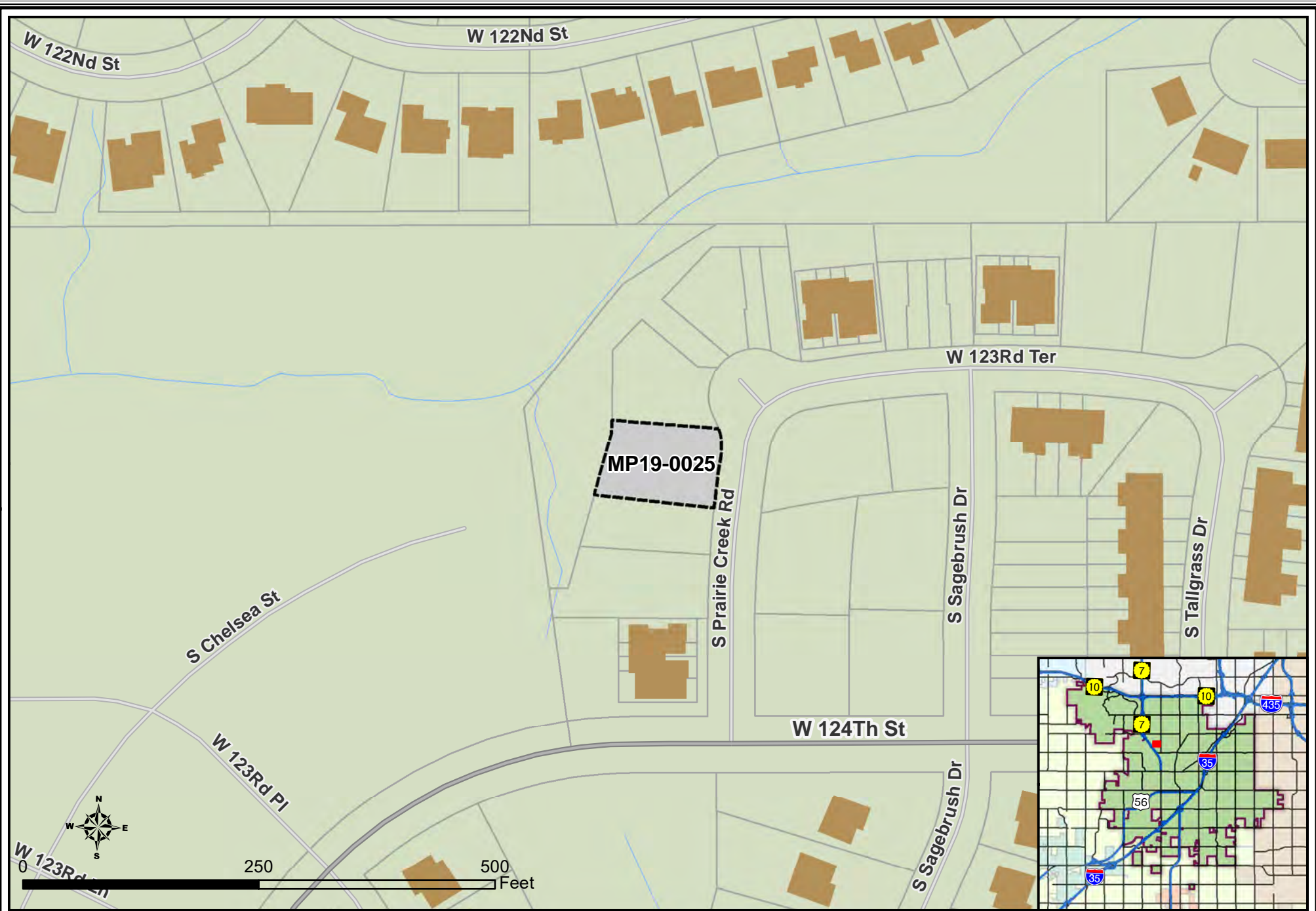
No excise taxes are required with this application since the property has already been platted.

**4. Staff Recommendation:**

Staff recommends approval of MP19-0025, minor plat for The Landings of Stone Creek Seventh Plat, with the following stipulations:

- 1. Sidewalks must be constructed on both sides of all public and private streets.
- 2. The developer is responsible for planting street trees, subject to UDO 18.30.130.G at the completion of each phase of the development.
- 3. All above ground electrical and/or telephone cabinets must 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 screen with landscape materials.



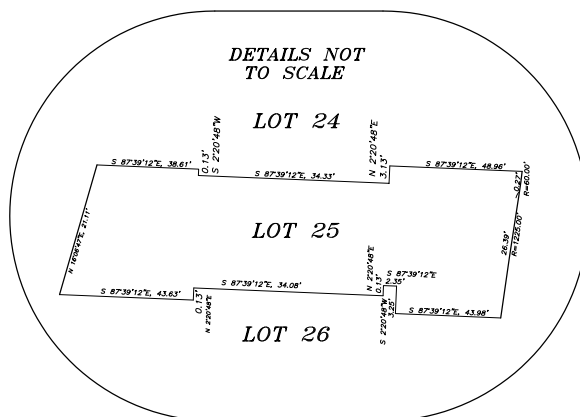
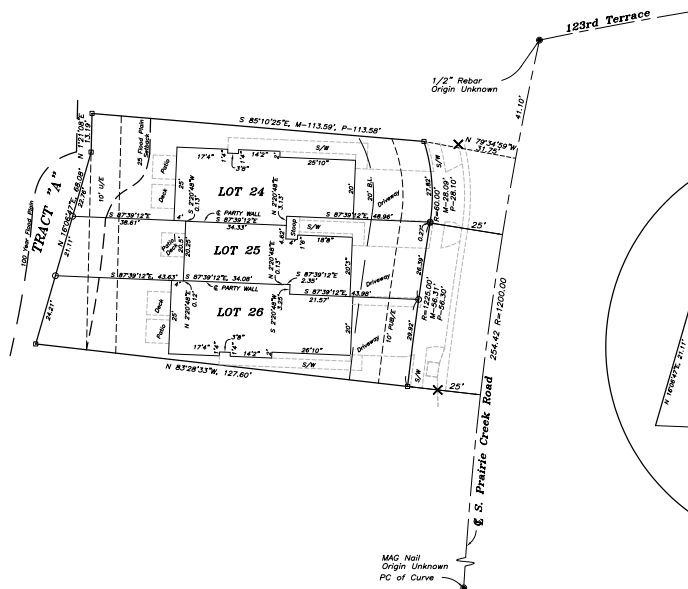


**THE LANDINGS AT STONE CREEK SEVENTH PLAT**  
**MP19-0025**



# THE LANDINGS AT STONE CREEK SEVENTH PLAT

A Replat of Lot 4, 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



DESCRIPTION:  
All of Lot 4, 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 SEVENTH 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 \_\_\_\_\_, 2020.

AspenCreek Builders, LLC

Bradley E. Sterrett, Member

STATE OF KANSAS  
COUNTY OF JOHNSON

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
by Bradley E. Sterrett, as Member of AspenCreek Builders, LLC.

Notary Public: \_\_\_\_\_ My Appointment Expires: October 29, 2020

Printed Name: Jerald W. Pruitt

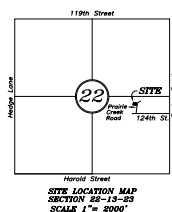
APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairperson: C.S. Vokas

This survey was completed in the field in December, 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

## 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 1/2" X 24" Rebar with KS PS 814 Cap set in concrete.
- Indicates Existing 1/2" X 24" Rebar, origin unknown
- BL = Building Line
- U/E = Utility Easement
- PUB/E = Public Utility Easement
- S/S = Proposed Sidewalk
- R = Radius



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

## SURVEYOR'S NOTES

Bearings 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.

The driveways, sidewalks and decks are shown based on the plans provided and did not exist at the time the survey was conducted.

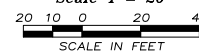
LOT NUMBER	SQ. FT.	ACRES
LOT 24	3,721.0	0.085
LOT 25	2,789.3	0.064
LOT 26	3,432.9	0.079
PLAT	9,943.3	0.228

## PROJECT BENCH MARK

Aluminum Monument set on the Northeast corner of the curb inlet at the Southeast corner of 7 Highway and Harold. JCPW BM # 269, Elevation = 1019.25

DEVELOPER:  
AspenCreek Builders, LLC  
11512 S. Iowa Street  
Olathe, KS 66061

Scale 1" = 20'



## THE LANDINGS AT STONE CREEK SEVENTH 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.  
Raytown, MO 64138  
816-699-4239  
10777 Barkley, Suite 220-I  
Overland Park, KS 66211  
913-652-9002

Job No. 19-1206, December, 2019  
The Landings At Stone Creek Seventh Plat.dwg

1 SHEET  
OF 1





Planning Division

## STAFF REPORT

Planning Commission Meeting: January 27, 2020

<b>Application:</b>	<b><u>FP19-0036</u>, Final Plat for Townhomes at Fairfield Village, Fifty-First Plat</b>
<b>Location:</b>	In the vicinity of 167 <sup>th</sup> Terrace and Kimble Street
<b>Owner/Applicant:</b>	Gary Jones, Fairfield Courts, LLC
<b>Engineer:</b>	Time Tucker, P.E.; Phelps Engineering, Inc.
<b>Staff Contact:</b>	Andrea Fair, Planning Intern

<b>Site Area:</b> <u>0.92± Acres</u>	<b>Proposed Use:</b> <u>Townhomes</u>
<b>Lots:</b> <u>9</u>	
<b>Tracts:</b> <u>1</u>	<b>Current Zoning:</b> <u>RP-3</u>

**1. Comments:**

This is a request for approval of a final plat for Townhomes at Fairfield Village, Fifty-First Plat, on 0.92± acres, located in the vicinity of 167<sup>th</sup> Terrace and Kimble Street. This is a resurvey and replat of part of Tract I, the Courts at Fairfield Village, Sixth Plat.

The rezoning and preliminary site development plan (RZ07-0008) for the Courts at Fairfield Village and final plat (FP17-0048) were approved in 2007 and 2017. As the townhomes are complete, the existing lots are replatted for the sale of individual units.

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





*Site Aerial*



*View from Kimble Street looking east*



**2. Plat Review:**

- a. **Lots/Tracts** – The plat includes nine lots for three buildings with three individual but attached villa units and one common tract. Tract A will provide access to 167<sup>th</sup> Terrace via a common drive. The layout of the units is consistent with the approved final plat.
- b. **Public Utilities** – The property is located in the WaterOne service area and the Johnson County Wastewater service area. There is an existing 10-foot Utility Easement (U/E) along the northside of 167<sup>th</sup> Terrace.
- c. **Streets/Right-of-Way** – All units have access to 167<sup>th</sup> Terrace, which is part of the existing public street, network, via the common drive in Tract A.
- d. **Landscaping/Tree Preservation** –Prior to recording the final plat, a street and master landscape plan shall be submitted in accordance with United Development Ordinance (UDO) 18.30.130 G. Such Trees must be planted at the completion of each phase of development.

**3. Excise Taxes:**

No excise fees are required with this application since the property has already been platted.

**4. Staff Recommendation:**

Staff recommends approval of FP19-0036 with the following stipulations:

1. Sidewalks will be constructed on both sides of all public and private streets and drives.
2. The developer is responsible for planting street trees, subject to *UDO 18.30.130 G*.
3. All above ground electrical and/or telephone cabinets must 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.







# FINAL PLAT OF TOWNHOMES AT FAIRFIELD VILLAGE, FIFTY-FIRST PLAT

(UNITS 159, 160, 161, 162, 163, 164, 165, 166 & 167)  
A RESURVEY AND REPLAT OF PART OF TRACT I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT,  
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

## LEGAL DESCRIPTION

A resurvey and replat of part of Tract I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, a subdivision of land in the Southwest Quarter of Section 17 and the Northwest Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of TOWNHOMES AT FAIRFIELD VILLAGE, FIFTEETH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas, thence S 63°04'4" W along the Western Plotted Line of said TOWNHOMES AT FAIRFIELD VILLAGE, FIFTEETH PLAT, a distance of 83.54 feet to the Southwest corner of said TOWNHOMES AT FAIRFIELD VILLAGE, FIFTEETH PLAT, said point also being on the North line of Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT, a subdivision of land in the City of Olathe, Johnson County, Kansas; thence Westerly along the North line of said Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT, on a curve to the left, said curve having an initial Tangent Bearing of N 81°29'49" W, a radius of 1825.50 feet, an arc distance of 146.59 feet to the Northwest corner of said Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT; thence Southerly, Southeasterly and Southerly along the Western line of said Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT for the following (3) courses; thence S 3°44'07" W, a distance of 20.00 feet; thence Southeasterly on a curve to the right, said curve having an initial Tangent Bearing of S 86°15'53" E, a radius of 30.00 feet, an arc distance of 47.35 feet; thence S 41°51'07" W, a distance of 86.62 feet to the Southwest corner of said Tract A, TOWNHOMES AT FAIRFIELD VILLAGE, FORTY-NINTH PLAT, said point also being on the South line of said Tract I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT, said point also being on the North right-of-way line of 167th Terrace as now established; thence Westerly along the Southern line of said Tract I, THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT and along the North right-of-way line of said 167th Terrace for the following (3) courses; thence N 81°10'43" W, a distance of 2.42 feet; thence N 87°30'01" W, a distance of 108.90 feet; thence N 6°50'02" E, a distance of 48.25 feet; thence Northerly on a curve to the left, said curve being tangent to the last described course, having a radius of 173.00 feet, an arc distance of 27.73 feet; thence N 2°20'59" W, a distance of 132.33 feet; thence Easterly on a curve to the right, said curve having an initial Tangent Bearing of N 89°45'37" E, a radius of 1906.00 feet, an arc distance of 283.06 feet to the point of beginning, containing 0.9227 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 "TOWNHOMES AT FAIRFIELD VILLAGE, FIFTY-FIRST PLAT".

## DEDICATION

The undersigned proprietors of the property shown on this plat do 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 proprietors of said property shown on this plat do 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 obtained except that some person, utility or corporation shall retain whatever rights they would have as if located in a public street.

Tract "A" shall be owned and maintained by the Fairfield Courts Homes Association. Said tract is intended to be used for homeowner amenities, landscaping, monuments, common drives and private open space.

## CONSENT TO LEVY

The undersigned proprietors of the above described tract of 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 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.

## RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Restrictions for "The Courts at Fairfield Village", 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.

## EXECUTION

IN TESTIMONY WHEREOF, FAIRFIELD COURTS, L.L.C., a Kansas Limited Liability Company, has caused this instrument to be executed by its Member this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Gary Jones, Managing Member

## APPROVALS

STATE OF KANSAS  
COUNTY OF JOHNSON

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came Gary Jones, Managing Member of Fairfield Courts, L.L.C., a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and said person duly acknowledged the execution of same to be the act and deed of said company. 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: \_\_\_\_\_

APPROVED BY THE Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: C.S. Vukob

I, Thomas Dwayne Phelps, hereby certify that in December 2019, I or someone under my direct supervision made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.

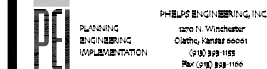


## LEGEND

- DENOTES SET 1/2" x 3/4" REBAR W/HELPS CORP CLS-82 PLASTIC CAP IN CONCRETE
- DENOTES FOUND 1/2" REBAR W/HELPS CORP CLS-82 PLASTIC CAP IN CONCRETE (UNLESS NOTED OTHERWISE)
- BL DENOTES BUILDING LINE
- S/C DENOTES SANITARY SEWER EASEMENT
- W/E DENOTES WATER LINE EASEMENT
- E/W DENOTES EXPRESS WELL
- P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN
- \*CHECK DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN

## NOTE:

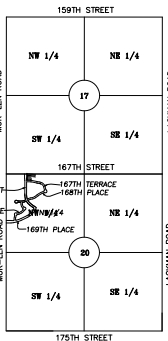
RESIDENTS WITHIN THE COURTS AT FAIRFIELD VILLAGE ARE REQUIRED TO PLACE THEIR "SMART-CART" TRASH CONTAINERS AT THE CURB OF PUBLIC STREETS FOR COLLECTION. WITHIN THIS DEVELOPMENT, THE RESIDENTIAL UNITS ARE ACCESSIBLE BY PRIVATE DEAD-END DRIVES OFF OF PUBLIC STREETS AND CUL-DE-SACS. "SMART-CART" TRASH CONTAINERS WILL BE COLLECTED ALONG THE PUBLIC STREETS AND CUL-DE-SACS AND WILL NOT BE COLLECTED ALONG THE PRIVATE OR DEAD-END DRIVES.



PARCEL	AREA (S.F.)	AREA (AC.)
159	4080.08	0.0937
160	3441.14	0.0789
161	4128.85	0.0948
162	4119.32	0.0946
163	3366.93	0.0773
164	3961.02	0.0909
165	5048.67	0.1159
166	4137.48	0.0950
167	5457.80	0.1253
TRACT A	2450.19	0.0562
PLAT	40191.48	0.9227



SCALE: 1"=20'  
BEARING BASED: "THE COURTS AT FAIRFIELD VILLAGE, SIXTH PLAT."



LOCATION MAP  
SECTION 20-14-24  
SECTION 17-14-24

