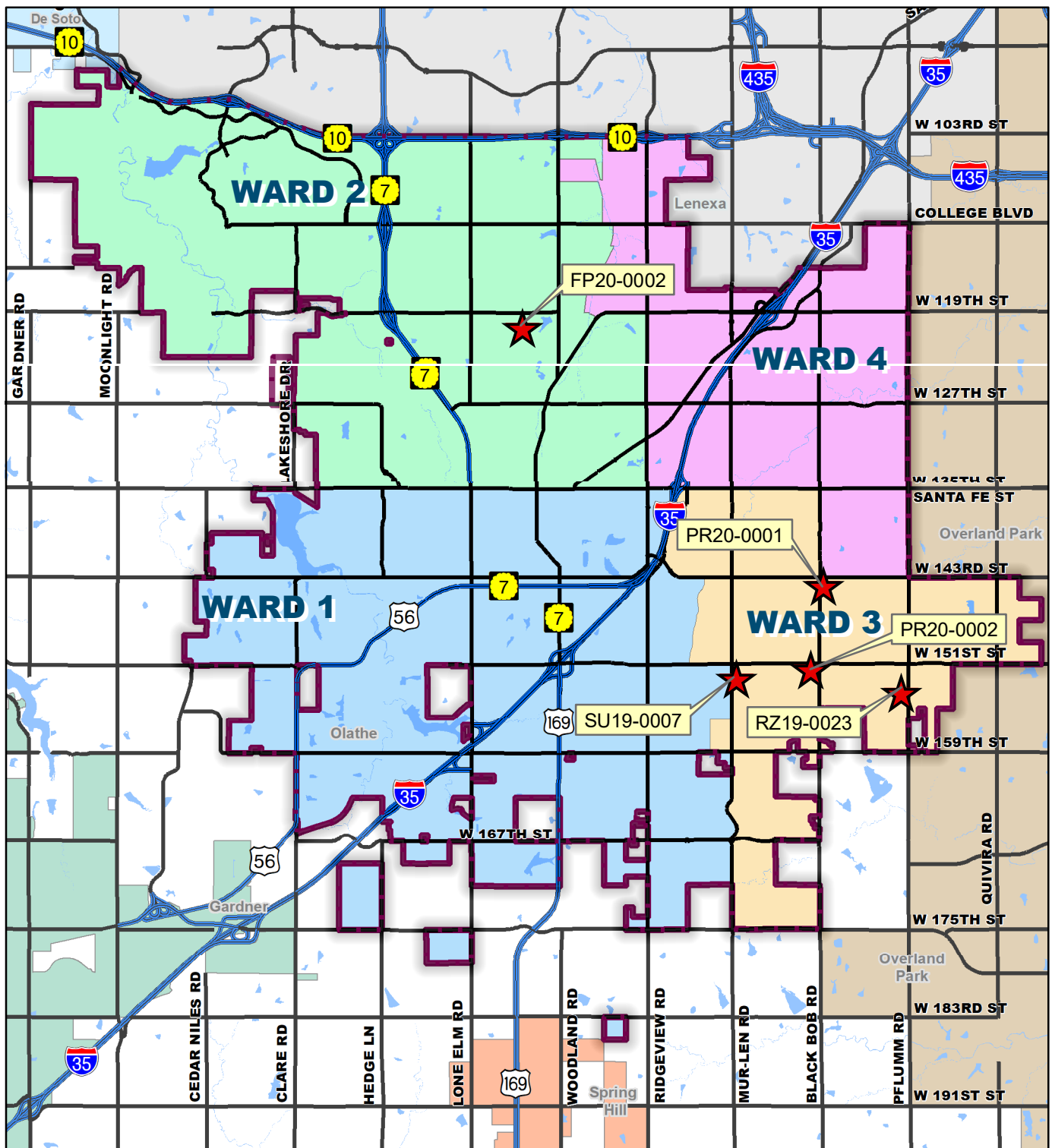


MARCH 9, 2020

OLATHE PLANNING COMMISSION

CASE LOCATIONS



User: jaredmd
Date: 03/04/2020





CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. **MN20-0224:** Standing approval of the minutes as written from the February 24, 2020 Planning Commission meeting.
- B. **PR20-0001:** Request approval for a revised preliminary site development plan for **Agape Montessori School** on 0.85± acres; located at 14435 S Black Bob Road.
Owner: Deborah and Cecil Pulliam
Applicant/Architect: Todd Wetherilt; I-DIZ, Inc
- C. **PR20-0002:** Request approval for a revised preliminary site development plan for **Lot A of Aldersgate United Methodist Church** on 0.6± acres; located south of 151st Street and west of Black Bob Road.
Owner: Aldersgate United Methodist Church, Inc.
Applicant: Eric Gonsler, RH Johnson Company
Architect: Mick Slutter, Renaissance Infrastructure Consulting
- D. **FP20-0002:** Request approval for a final plat for **The Reserve at Ravenwood** containing one (1) lot and three (3) common tracts on 1.65± acres; located at the northeast corner of W. 120th Terrace and S. Iowa Street.
Owner/Applicant: Zalman Kohen; CMH Parks Inc.
Engineer: Matthew Schlicht; Engineering Solutions

REGULAR AGENDA-NEW BUSINESS

- A. **PUBLIC HEARING**
SU19-0007: 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.

Owner: GPC&L Holdings LLC
Applicant: Tina Fedele, Crown Castle

B. PUBLIC HEARING

RZ19-0023: Request approval for a rezoning from BP (Business Park) District to C-2 (Community Center) District and a revised preliminary site development plan for **Chinmaya Mission** on 16.13± acres; located southwest of 153rd Street and Pflumm Road.

Owner: Dwight Beachboard, Rew Kansas Properties

Applicant: Rajasree Prakash, Chinmaya Mission

Engineer: Murali Ramaswami

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: February 24, 2020

The Planning Commission convened at 7:00 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Jeremy Fry, Ryan Nelson, Chip Corcoran, Marcia Youker, Barry Sutherland, Ryan Freeman and Taylor Breen were present. Commissioner Shirley Allenbrand 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 MN20-0127, the meeting minutes from January 27, 2020, was made by Comm. Sutherland and seconded by Comm. Freeman and passed with a vote of 8-0.



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	MP19-0026: Request approval for a minor plat for College Meadows 6th Plat containing one (1) common tract on 0.23 acres \pm ; located at 11229 S. Race Street.
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A motion to approve MP19-0026 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulations:

- 1. Label the book and page number of all easements previously dedicated on the subject property prior to recording of the minor plat.*
- 2. A five-foot wide concrete sidewalk will be constructed prior to recording of the minor plat.*
- 3. The required street trees per UDO Section 18.30.130.G must be planted prior to recording of the minor plat.*



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	<u>PP19-0006:</u> Request approval for a revised preliminary plat for Stonebridge Meadows containing one hundred seventeen (117) lots and seven (7) common tracts on 41.66± acres; located south of W. 167th Street, east of Ridgeview Road, and west of Lindenwood Drive.
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A motion to continue PP19-0006 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0.



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	PP19-0007: Request approval for a revised preliminary plat for Stonebridge Villas containing one hundred fifteen (115) lots and seven (7) common tracts on 44.24± acres; located south of W. 169th Place, east of Mur-Len Road.
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A motion to approve PP19-0007 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulations:

- 1. The property is subject to condemnation Ordinance number 19-83, which may impact the boundaries of proposed development. An updated preliminary plat that reflects the legal description of the property identified in the condemnation case will need to be submitted and approved by the Planning Commission prior to submitting an application for a final plat.*
- 2. If the regional detention facility is not constructed, for any reason, then on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.*
- 3. A final plat must be approved and recorded prior to issuance of building permits.*
- 4. All sidewalks within the development must terminate at a driveway.*
- 5. A floodplain development permit must be approved prior to approval of a final plat.*
- 6. Tree surveys must be provided with submittal of final plats for all phases of development.*



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	<u>FP19-0037:</u> Request approval for a final plat for Cedar Creek Business Park, Campus F containing one (1) lot on 1.78± acres; located north of the intersection of Hollis Lane and W. 103rd Street.
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A motion to approve FP19-0037 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 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: February 24, 2020

Application:	PR19-0032: Request approval for a revised preliminary site development plan for Lone Elm Commerce Center on 122.5± acres; located in the vicinity of W. 167 th Street and Lone Elm Road.
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A motion to approve PR19-0032 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulations:

- 1. A final site development plan must be approved, and a final plat recorded prior to issuance of a building permit.*
- 2. A waiver is granted from UDO Section 18.15.045.E and F to permit the quantity of Category 1 and 2 materials as shown on the submitted elevations.*
- 3. A waiver is granted from UDO Section 18.15.045.D to permit the quantity of transparent glass on primary facades as shown on the submitted elevations.*
- 4. A waiver is granted from UDO Section 18.15.020.E.9 to permit exposed downspouts on primary facades that will be painted to match the adjacent building façade.*
- 5. A waiver is granted from UDO Section 18.15.045.H to permit overhead doors on the primary south façade as shown on the submitted elevations.*
- 6. The development is subject to the City's public art ordinance (No. 19-80).*
- 7. Erickson Street will be extended to the east plat line and will have plans approved and bonded prior to release of a building permit.*
- 8. Erickson Street will be constructed prior to certificate of occupancy for the building.*
- 9. The private drive between Lot 1 and 3 from 167th Street to Erickson Street must be constructed prior to certificate of occupancy for the building.*
- 10. Security gates across a fire apparatus access road must be approved by the Fire Department.*



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	<u>FP19-0038:</u> Request approval for a final plat for Lone Elm Commerce Center, Third Plat containing one (1) lot and one (1) common tract on 60.44± acres; located in the vicinity of W. 167 th Street and Lone Elm Road.
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A motion to approve FP19-0038 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulation:

- 1. A digital file of the final plat must be submitted to the Planning Division prior to recording of the plat.*



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	FP20-0001: Request approval for a final plat for Builder's Stone Final Plat containing four (4) lots and one (1) common tract on 17.35 acres \pm ; located 11730 S. Kansas City Road.
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A motion to approve FP20-0001 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 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. Dedication language for the Access Easement (A/E), Gas Easement (G/E), and Temporary Access Easement must be provided on the final plat prior to recording.*



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	<u>RZ19-0023:</u> Request to rezone approximately 16.13± acres from the BP (Business Park) District to the C-2 (Community Center) Commercial District and a revised preliminary site development plan for Chinmaya Mission, located along the west side of Pflumm Road at 155th Street.
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A motion to continue RZ19-0023 to a future Planning Commission meeting was made by Comm. Nelson and seconded by Comm. Vakas and passed with a vote of 8 to 0.



Planning Division

MINUTES

Planning Commission Meeting: February 24, 2020

Application:	<u>RZ19-0024:</u> Rezoning from R-1 (Residential Single Family) District to R-3 (Residential Low-Density Multifamily) District and a preliminary site development plan for Stonebridge Courts
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Zachary Moore, Planner II, presented a request for rezoning from R-1 to R-3, and approve a preliminary site development plan to allow a townhome development. He presented an aerial of the subject property, and the City's Future Land Use Map, noting that a majority of this property is designated as mixed-density residential neighborhood with a small amount of secondary greenway to the east. Further to the east and to the north are Conventional Neighborhood designation, and there is a Community Commercial designation to the west. To the west of the subject property is RP-3 zoned property that was rezoned in 2007 and is being developed with townhomes. Existing single-family is to the north and south.

The R-3 zoning district aligns with the mixed-density residential neighborhood Future Land Use map designation in this area.

Mr. Moore advised that a neighborhood meeting was held on January 29, 2020, and was attended by 27 residents. Topics discussed included traffic, greenspace and amenities, road network extensions, phasing, pricing, and stormwater detention. Staff has not received any communications from residents regarding this development.

Mr. Moore presented the preliminary site development plan, which includes 126 townhome units. Most are triplexes; four units are two-family units. He notes a collector road, known as West 169th Place, and a future collector on the east side, to be known as Brougham Drive. He added that the applicant exceeds the minimum open space required for this development, for a total of 12.4 acres. Active space amenities include a pickleball court, walking trails, and a gazebo and benches. Existing vegetation is being protected throughout the site.

Mr. Moore then addressed the landscape and screening plans. Required landscape buffers are provided to the north along 167th Street, as well as buffers along the collector roadways. He added that street trees will be provided in accordance with the UDO.

Mr. Moore presented proposed elevations, noting that they meet or exceed all minimum UDO requirements. The applicant is providing the minimum Class 1 materials on facades, as well as the minimum of two windows and vertical/horizontal articulation per dwelling unit.

Mr. Moore said staff recommends approval with stipulations, which include a minimum driveway length to promote safety for pedestrians. Staff recommends that common drives be constructed with concrete pavement and a minimum length of 150 feet and minimum width of 22 feet. In conclusion, staff finds this rezoning follows Comprehensive Plan goals for housing and land use and recommends approval of the rezoning as presented. Staff also recommends approval of the preliminary site development plan as stipulated.

Neil Meredith, Development Review Manager, City of Olathe, approached the podium. He added that there have been concerns from residents regarding vehicle and pedestrian congestion on common drives and to promote safety, staff has stipulated the additional 5 feet length for driveways. He said additional parking has been added to single-unit drives, hoping to alleviate some of those concerns.

Comm. Fry asked how the unidentified property to the southeast is zoned. **Mr. Moore** responded that a stream corridor runs through that area, which makes it undevelopable. There is also open space to the south. This property is owned by the City.

Comm. Nelson asked Mr. Moore to talk about walkability of this site. **Mr. Moore** responded that the applicant has shown additional walking trails as part of their amenities. Sidewalks are required on both sides of all public streets in the R-3 District.

Chair Vakas opened the public hearing and asked the applicant to come forward. **Harold Phelps, Phelps Engineering, 1270 Winchester, Olathe**, approached the podium. Mr. Phelps provided a history and overview of this property and the area. He notes how the plan was originally submitted and approved and noting what has changed. The subject property was approved in October, but has changed from a villa product because of its proximity to schools. He believes this is a better use for traditional single-family. **Mr. Phelps** pointed out that most units are three-plexes, and six units are twin units. He stated that they worked hard to meet all the requirements of the UDO. He then addressed the stipulation requiring a 25-foot driveway, he claimed the UDO requirement is 9 x 20 and that 1.5 parking spaces are required per unit. Mr. Phelps said he reviewed maps in Google and AIMS and noted very few cars parked in driveways. He notes that this is an "empty nest" product, with very few children/teenagers living in this development. If they took an additional 10 feet between each buildings, they start losing units. He said if staff wants a 25-foot driveway, the UDO should be modified.

Comm. Fry asked Mr. Phelps if he has considered what the consequences would be for the 25 feet versus 20 feet. **Mr. Phelps** said no, not specifically. However, he noted, as an example, three private drives equals taking out 30 feet, which they cannot accommodate in this area. Two buildings would have to be eliminated at a minimum, which is at least six units. Also, the plan would have to be redesigned.

Aimee Nassif, Chief Planning and Development Officer, clarified that Chapter 18 of the Code dealing with sizes of driveways states that those are minimum standards. Also, they have looked at the density of this development, and noted that as families age into these developments, there is more parking on common drives. Staff wants to promote safety for pedestrians and vehicles, which is why they are asking for the extra five feet. Ms. Nassif added 5 feet was chosen as the appropriate length because there are no sidewalks here and the minimum required width for sidewalk is 5 feet.

Chair Vakas suggested that the UDO be updated with a minimum of 25 feet when considering the size of vehicles. **Comm. Nelson** believes the life cycle of these units should be considered because the use could change in the long term. Chair Vakas agreed that this development could appeal to young couples, as well. **Ms. Nassif** added that there are not very many developments of this design type, where it's a driveway-to-driveway scenario, which is why this specific design style is not identified. Secondly, that is why the UDO standards are minimums and staff recommends the five feet, because typical developments require a sidewalk, which is a minimum of five feet.

Chair Vakas asked Mr. Phelps if, rather than losing lots, if it was possible to redesign the front façade of the building to push the garage back, where five foot could be gained. **Mr. Phelps** said he could not answer the question because he didn't design the units. However, he speculates that by pushing the garage back, the unit itself would become smaller, or some of the back yard would be lost.

Comm. Corcoran asked if everything is measured exactly 20 feet from the curb line. **Mr. Phelps** responded all the interior private drives are, and this requirement is met on all public streets with sidewalks. The internal drives are all 20 feet.

Chair Vakas noted there was no one else wishing to speak on this item. He called for a motion to close the public hearing.

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

Motion passed 8-0.

Chair Vakas commented that he appreciates the developer's concern but does not feel this is something to be considered in the future, but now. He believes it is an issue of safety. **Comm. Sutherland** noted that the average car length is 14.5 feet, and allowing five more feet doesn't necessarily allow for another car to be parked. Many vehicles are longer than 20 feet, as noted by **Comm. Corcoran**, meaning the back of the vehicle would possibly hang over into the street. Chair Vakas feels the space will be tight, and safety is an issue. **Comm. Fry** still feels the 5-foot number is arbitrary and does not provide clear direction to developers. He suggests addressing this by possibly modifying the UDO.

Chair Vakas asked staff if one alternative might be to widen the street. **Mr. Meredith** said that could be considered. **Ms. Nassif** said that staff has only reviewed the plans as submitted and alternative designs have not been reviewed thus far. **Comm. Corcoran** believes pedestrian and vehicular movement should be further reviewed, and shorter driveways will encourage street parking, creating a hinderance to pedestrian travel and other hazards.

Ms. Nassif stated that, following this discussion, the applicant has requested that this item move forward with a vote instead of returning at a future meeting. She outlined the appropriate motions that could be made this evening on this item.

Mr. Phelps wanted to make sure commissioners understood that there are no sidewalks. People would walk down their private drives to get down to the sidewalk, and sidewalks will be on both sides of the public street. That said, he does not believe an argument for safety has been made tonight. He said there are about 126 units in this development; roughly half are affected by this issue.

Comm. Nelson He believes UDO standards have been met and they have designed an intentional project that is consistent with the neighborhood. He is in favor of striking the stipulation.

Chair Vakas asked when the developer was made aware of the 25-foot requirement. **Ms. Nassif** said it was last November, during one of the first preapplication meetings.

Comm. Fry had questions regarding possible motions. **Ms. Nassif** explained options for motions and stated two motions can. **Chair Vakas** called for a motion.

Motion by Comm. Fry to recommend approval of the rezoning to the R-3 district, seconded by Comm. Sutherland, that RZ19-0024 be recommended for approval, as stipulated in the report:

Aye: Sutherland, Freeman, Nelson, Fry, Corcoran, Youker, Breen, Vakas. (8)

No: (0)

Motion was approved 8-0.

Motion by Comm. Fry, seconded by Comm. Nelson, that preliminary plan for RZ19-0024 be approved as amended:

That stipulation #2 be removed – The minimum driveway length to any single unit is 25 feet.

Aye: Sutherland, Freeman, Nelson, Fry, Youker, Breen. (6)

No: Corcoran, Vakas (2)

Motion to strike stipulation #2 was approved 6-2.



Planning Division

MINUTES – Other Matters

Planning Commission Meeting: February 24, 2020

Chair Vakas noted that the next Planning Commission meeting is scheduled for Monday, March 9, 2020, at 7:00 p.m. Also, he advised that Johnson County is soliciting information in reference to the new County square. He directed anyone interested to take an online survey.

Aimee Nassif, Chief Planning and Development Officer, added that there will possibly be a Board of Zoning Appeals hearing on March 9th at 6:00 p.m. as well.

There were no other announcements.

Meeting adjourned.



Planning Division

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	<u>PR20-0001</u>	Revised Preliminary Site Development Plan for Agape Montessori School
Location:	14435 S. Black Bob Road	
Owner:	Deborah and Cecil Pulliam	
Applicant:	Todd Wetherilt, I-Diz Inc.	
Engineer:	Gerald Charlton, C1 Energy Solutions, LLC	
Staff Contact:	Jessica Schuller, Senior Planner	

Site Area:	<u>0.85 ± acres</u>	Current Use:	<u>Daycare and Child-Care:</u> <u>Preschool</u>
Zoning:	<u>R-1 (Residential Single-Family)</u>	Plat:	<u>Heritage Montessori</u>
Building Area:	<u>5,074 square feet</u>	Lots:	<u>1</u>

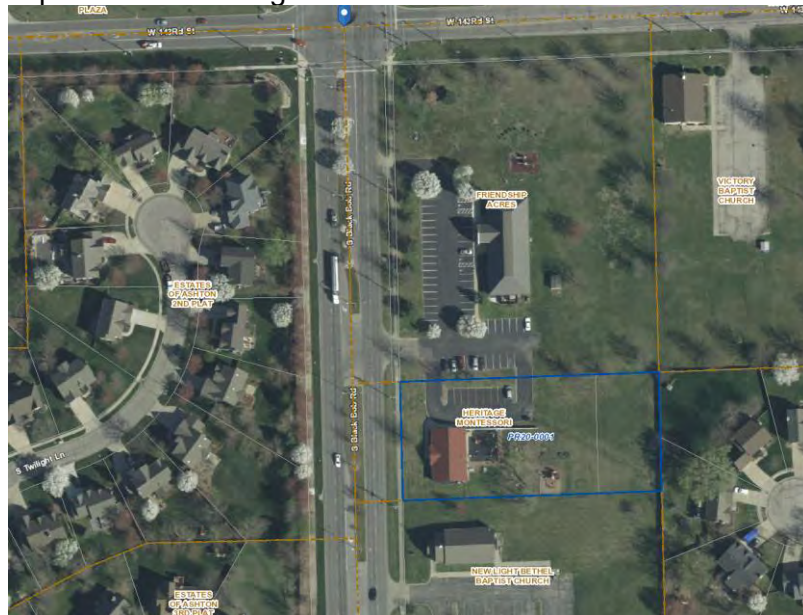
	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Agape Montessori	R-1	1	Nonresidential Building in Residential District
North	Conventional Neighborhood	Church	R-1	-	-
South	Conventional Neighborhood	Church	R-1	-	-
East	Conventional Neighborhood	Single Family Residential (Mill Valley Estates)	R-1	-	-
West	Conventional Neighborhood	Single Family Residential (Estates of Ashton)	R-1	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for Agape Montessori School, located along the east side of Black Bob Road, south of 143rd Street. Agape Montessori School is a daycare and school for children six weeks to six years of age. The school will have 24 staff members and will be licensed for up to 81 children. Due to the increased size of the proposed building, this project requires approval of the Planning Commission.

2. History:

Agape Montessori School was previously located on this site, with an indefinite Special Use Permit approved in 1988 (SU-28-88); however, a fire damaged the building in June of 2019 and the building was torn down. The applicant proposes to reconstruct a single-story building on the existing concrete slab, and well as expand the building to the east, doubling the footprint of the building.



Site Aerial – outlined in navy



View from Black Bob Road, looking northeast

3. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on February 10, 2020 as required by the Unified Development Ordinance (UDO). Five members of the general public attended the meeting and there was discussion regarding the scope of the project and the preliminary development plans. Attendees asked who would be fixing parking lot damages caused during construction, and what the timeline for the project is. The property owner stated that insurance would cover the cost of the parking lot repairs, and that they hope to start construction in April 2020. The applicant wishes for the school to be open this August, for the beginning of the school year. Staff has not received any public correspondence regarding the project.

4. Zoning Requirements:

- a. **Land Use** – The site is zoned R-1 (Residential Single-Family). Day-Care/Child-Care/Preschool uses require a Special Use Permit (SUP) within the R-1 zoning district. An indefinite SUP was granted for a daycare use in 1988. Schools are a permitted use within the R-1 zoning district.
- b. **Building Height** – Building heights within the R-1 district are limited to 35' for residential structures, and 75' for non-residential structures. The proposed building is 20'-1" tall at its highest point, meeting the requirements of the UDO.
- c. **Setbacks** – Table 1, below, lists the required setbacks for the R-1 District and the proposed setbacks for the development.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	30' from property line	41'-8" front yard setback
<i>Side Yard</i>	7' from property line	23'-8" side yard setback
<i>Rear Yard</i>	25' from the property line	100'-2" rear yard setback

5. Development Requirements:

- a. **Access/Streets** – The site is accessed via an existing shared driveway between Agape Montessori and Saint Aiden's Episcopal Church to the north. The driveway has direct access off of Black Bob Road and there are no changes to site access proposed.
- b. **Parking** – Per UDO requirements, parking is required at a rate of one space per 500 square feet of gross building area. The existing nine parking spaces are proposed to remain, while 10 spaces are required. Historically, parking has been shared with St. Aiden's Episcopal Church the north, allowing the use of 17 parking

spaces. A renewed lease for the parking spaces will be signed following approval of this application.

The raised parking lot islands on site are being removed due to a tight turning radius for fire trucks. The areas will be striped with yellow paint to prevent vehicles from parking too close to the drive aisles.

- c. **Landscaping** – The applicant provided a preliminary landscape plan exceeding the requirements of the UDO. Foundation plantings are provided on the north, west, and portions of the south, facades, in areas that front upon a public right-of-way or parking lot as required by the UDO. Existing trees are located in the parking lot island to the north of the school, providing shade and screening from the north. Parking lot screening from the right-of-way is provided in the form of two landscaped areas, including a continuous row of evergreen plantings, and a mulched bed with flowering shrubs. While Type 1 Buffers are not required on property lines along the adjacent property zoned R-1, the applicant is providing an additional row of evergreens on the south property line to provide shade and screening for the playground. Evergreens are proposed on the east side of the trash enclosure to provide additional screening for the masonry enclosure.

The majority of the existing site is lawn area and all disturbed site areas will be replaced with sod.

- d. **Public Utilities** – The property is in the City of Olathe Water and Johnson County Wastewater service areas and there are no changes to public utilities with this application.
- e. **Stormwater/Detention** – There are no changes to the stormwater detention and water quality with this proposed plan.

6. Site Design Standards:

The site is located within the Conventional Neighborhood designation of the Plan Olathe Comprehensive Plan. The proposed development is subject to **Site Design Category 1** (UDO 18.15.105). Table 1 below provides an analysis of the site design requirements.

- a. **Pedestrian Connection** – Development in Site Design Category 1 must provide pedestrian connections from the building to the public sidewalk. The applicant is providing a 5' sidewalk connection from the main entry to the existing sidewalk along Black Bob Road.

7. Building Design Standards:

The building is subject to building design standards for **Nonresidential Buildings in Residential Zoning Districts** (UDO 18.15.020.G.6). Table 2, below, lists the requirements of the UDO, and the elements of the proposed design which meet or exceed these requirements.

Table 2: Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a</i>

	<p><i>covered projection from the façade or by a recessed area.</i></p> <p>The main entry and primary facade, located on the west façade, is covered by a suspended steel awning, meeting UDO requirements.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></p> <p>The primary façade has a tower element highlighting the front entrance, which rises approximately 5' above the height of the building, meeting UDO requirements. The roofline of the northern elevation also varies in height by 1' across the façade.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></p> <p>The primary façade has cultured stone pilasters surrounding the front entry, which are offset by 4", meeting the requirements of the UDO. The northern façade also demonstrates horizontal articulation through a 2'-8" wall offset. The southern façade has a covered colonnade near the playground entrance, supported by brick columns, adding horizontal articulation to this elevation.</p>
<i>Glass</i>	<p><i>Minimum requirement of 20% clear glass on primary facades.</i></p> <p>The primary façade has 31% clear glass, meeting the requirements of the UDO.</p>
<i>Building Materials - Primary Facades</i>	<p><i>Primary facades require a minimum of 75% Class 1 & Class 2 Materials.</i></p> <p>The primary façade exceeds this minimum requirement. See Table 3, below, for the building materials table.</p>
<i>Building Materials - Secondary Facades</i>	<p><i>Secondary facades require a minimum 50% Class 1 and Class 2 Materials.</i></p> <p>The secondary façades exceed this minimum requirement. See Table 3, below, for the building materials table.</p>

Proposed Building Materials

The building is proposed to be constructed of masonry Spec Brik and Interstate Brick in red and gray tones, which are Class 2 materials, and cultured stone (Class 1) on the entry columns. A red suspended canopy is proposed over the front entry on the west façade. The primary roof is proposed to be a flat roof, while asphalt shingles are proposed over the colonnade of the playground entry on the southern façade.

Table 3, below, lists the percentages of Class 1 and Class 2 materials used on each façade. A small percentage of Class 3 materials is used on the front entry tower on the primary façade.

Table 3. Building Materials	Cultured Stone (Class 1)	Clear Glass (Class 1)	Masonry Spec Brik & Interstate Brick (Class 2)	Total Class 1/ Class 2
<i>Primary Façade - West</i>	4%	31%	52%	35% / 52%
<i>Secondary Façade - North</i>	0%	15%	73%	15% / 73%
<i>Secondary Façade - East</i>	0%	15%	70%	15% / 70%
<i>Secondary Façade - South</i>	0%	21%	63%	21% / 63%

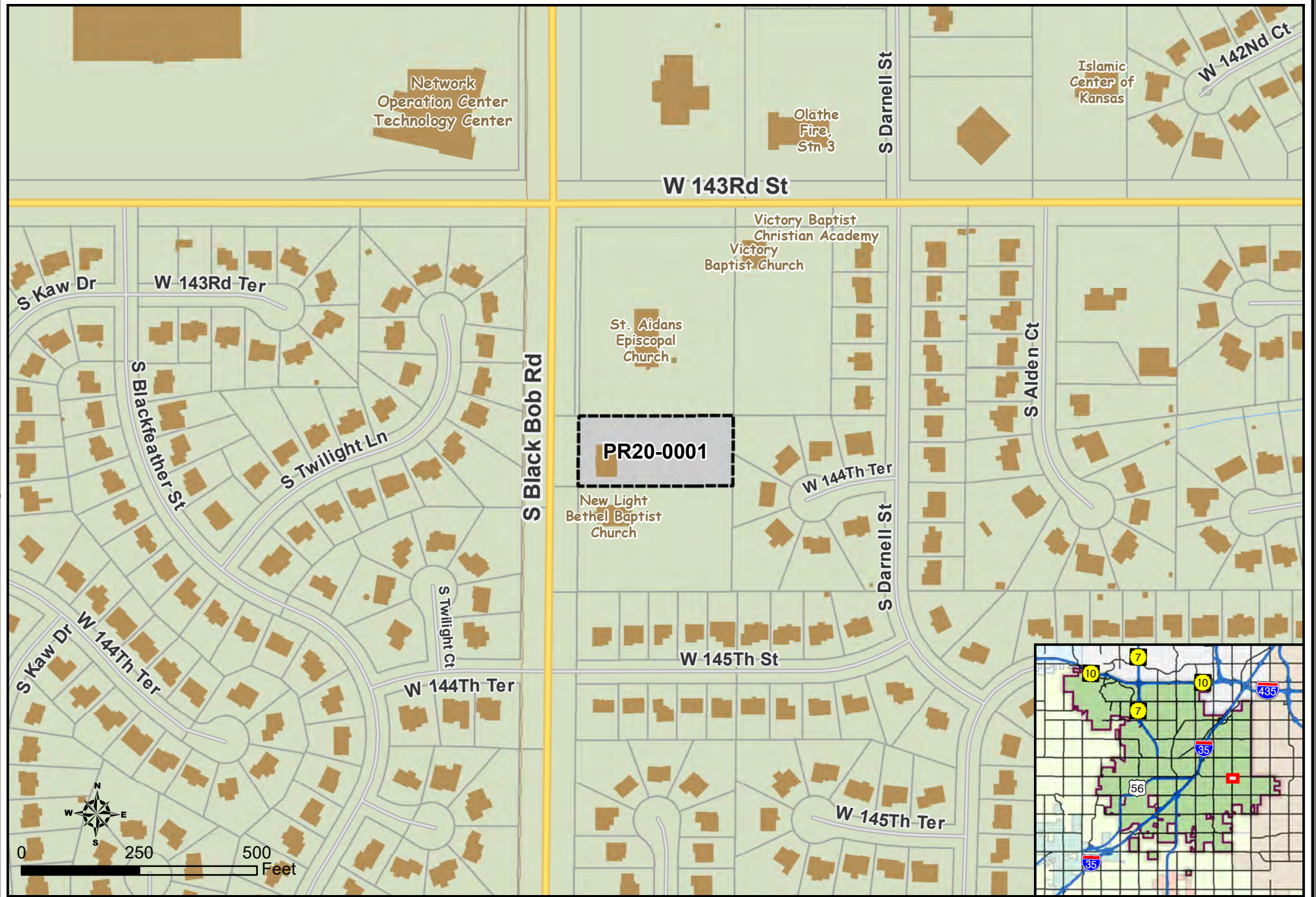
8. Signage

No signage is approved with this plan review application. Separate sign permits are required for all signage and signs must comply with all requirements of Section 18.50.190 of the UDO, including one wall sign per elevation.

9. Staff Recommendation:

Staff recommends approval of the revised preliminary site development plan (PR20-0001) with the following stipulations:

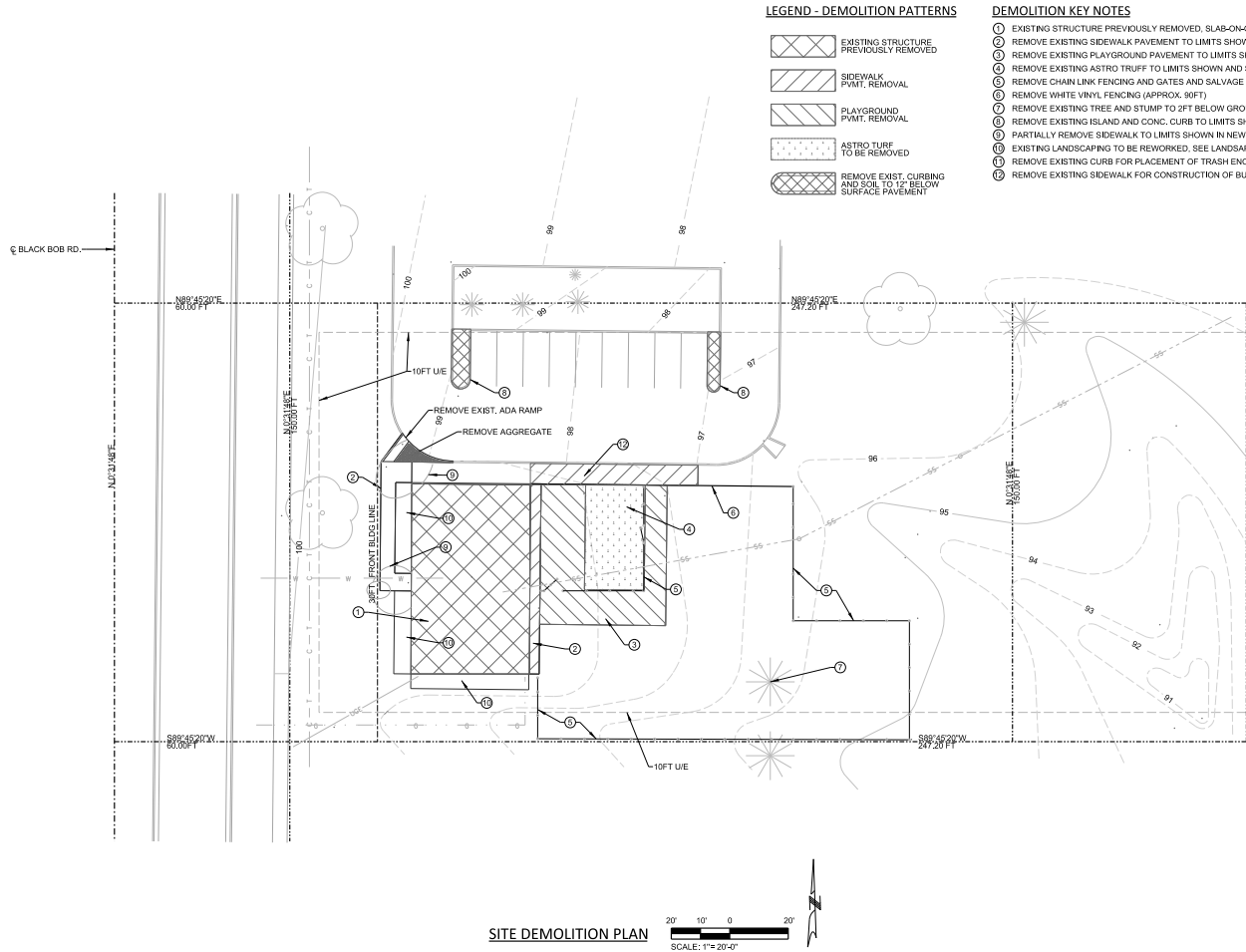
1. A final site development plan must be approved prior to issuance of a building permit.
2. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



User: jaredmd
Date: 03/04/2020

AGAPE MONTESSORI PR20-0001





energy solutions, llc
9913 Sunset Drive
Lenexa, KS 66215
913.707.4325

PROJECT NAME:
Agape Montessori
14435 Black Bob Rd
Olathe, KS 66062

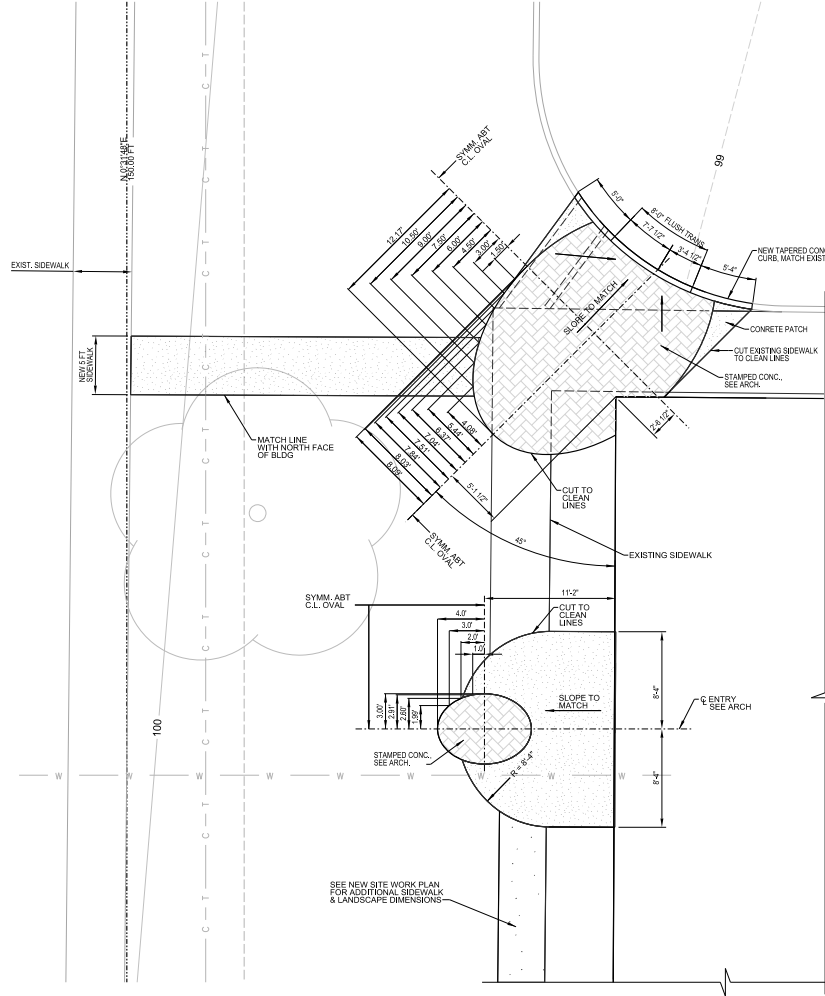
SHEET TITLE:
SITE DEMOLITION PLAN

PROJ. DATE: 11/29/19
SCALE: See graphic scale
DESIGNED: GLC
DETAILED: GLC
CHECKED: VZ

SUBMITTAL / REVISION
DATE DESCRIPTION
2/14/2020 REVIEW

DRAWING
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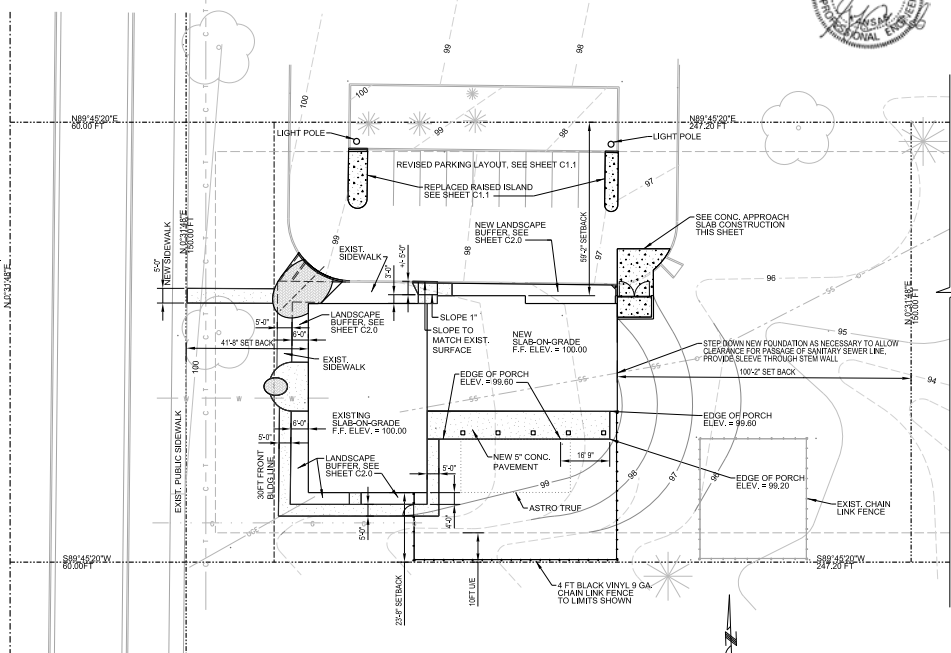
SHEETS
1 of 4



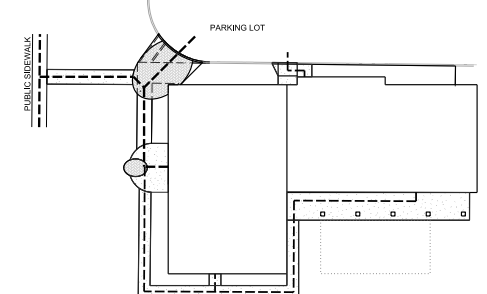
PLAN NEW SIDEWALK CONSTRUCTION
SCALE: 1" = 5'-0"

NOTES:

1. REMOVE EXISTING SOIL TO ALLOW FOR 4 INCHES OF AB3 CRUSHED LIMESTONE AND 5 INCHES OF CONCRETE PAVEMENT
2. PROVIDE AND PLACE 6" CONCRETE PAVEMENT (TO LIMITS SHOWN) IN ACCORDANCE WITH MID-WEST CONCRETE INDUSTRIAL BOARD SPECIFICATIONS. USE M318 MIX DESIGN A616-3/4-4.0-7.5. DESIGN STRENGTH = 3,500 PSI. 6 INCH SLUMP. REINFORCE WITH WWF 6X6-W2.9XW2.9 (2" CLEAR TO TOP)

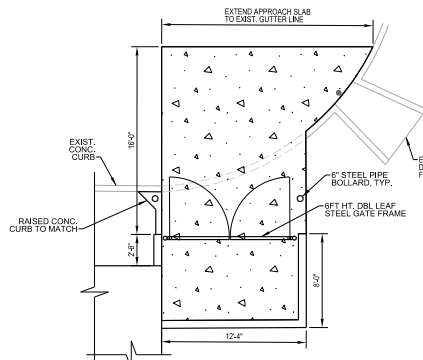


NEW SITE WORK AND GRADING PLAN
NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS.



PEDESTRIAN CIRCULATION PLAN
SCALE: 1" = 20'-0"

NOTE: ALL PATHS MEET ADA GUIDELINES



PLAN NEW TRASH ENCLOSURE
SCALE: 1" = 5'-0"

CONCRETE APPROACH SLAB CONSTRUCTION:
REMOVE EXISTING PAVEMENT TO LIMITS SHOWN.
EXCAVATE 12" OF MATERIAL FROM EXIST. SURFACE AND PLACE 5" OF WELL COMPACTED AB3.
PROVIDE AND PLACE 7" CONCRETE PAVEMENT IN ACCORDANCE WITH
MID-WEST CONCRETE INDUSTRIAL BOARD SPECIFICATIONS.
USE M318 MIX DESIGN A616-3/4-4.0-7.5. DESIGN STRENGTH = 3,500 PSI.
6 INCH SLUMP. REINFORCE WITH WWF 6X6-W2.9XW2.9 (2" CLEAR TO TOP)



6344 ASH
PRAIRIE VILLAGE, KS 66208
913.820.4546

NEW SITE WORK
AND GRADING PLAN

Agape Montessori
14435 Black Bob Rd
Olathe, KS 66062

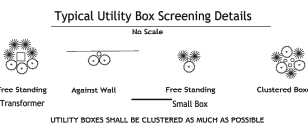
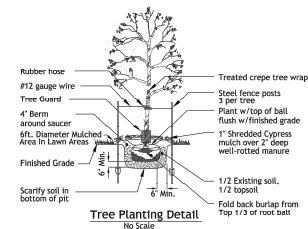
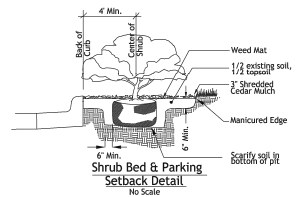
energy solutions, llc
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DRAWING
C1.0
SHEETS
2 of 4

FILES	TIMES	DATES
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LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

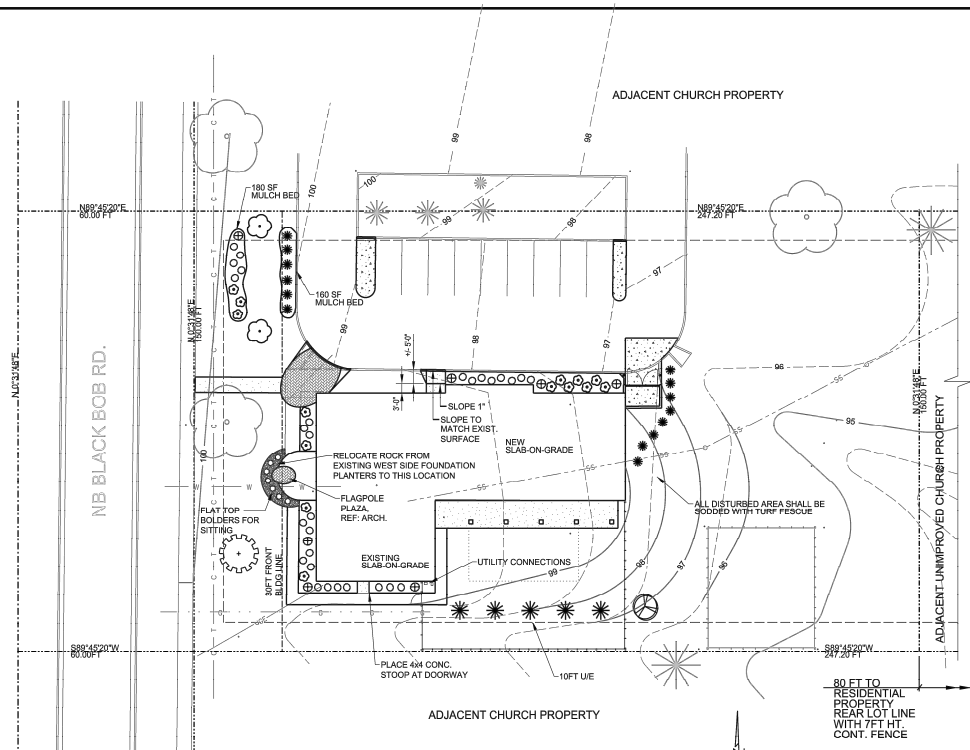
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

FOUNDATION PLANTING DISTRIBUTION			
FACADE TYPE (LOCATION)	FACADE WIDTH	PLANTING WIDTH	COVERAGE
PRIMARY (WEST)	66'-0"	44'-0"	66%
OTHER (NORTH)	105'-4"	66'-10"	58%
OTHER (SOUTH)	105'-4"	37'-0"	35%
OTHER (EAST)	66'-0"	28'-0"	39%

USE CYPRESS MULCH (MIN. 2") IN ALL FOUNDATION LANDSCAPE AREAS
LANDSCAPE AREAS MUST CONTAIN 50% LIVING MATERIAL
TURF AREAS SHOULD BE SODDED, NOT SEEDED
BUILDING FACADE AND FOUNDATION LANDSCAPE AREAS TO BE IRRIGATED FROM BUILDING HOSE BIB.



LANDSCAPING PLAN

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACE	QTY
IS	IS	ILEX GLABRA 'SHAMROCK' / INK BERRY	5 GAL.	24" HT. MIN.		5
AC2	AC2	ASTILBE X ARENDSEI 'CATTLEYE' / FALSE SPIRAEA	1 GAL.	12" HT. MIN.		12
FVM	FVM	FORSYTHIA VIRIDISSIMA 'MCKITTRINE'	1 GAL.	12" HT. MIN.		18

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	FORM	QTY
AC	AC	ACER SACCHARUM 'CADDY' / CADDY MAPLE	B & B	25' MIN.	8' MIN. HT.	1
PO	PO	QUERCUS PALUSTRIS / PIN OAK	B & B	25' MIN.	8' MIN. HT.	1
CC	CC	CERIS CANADENSIS / RED BUD	B & B	25' MIN.	8' MIN. HT.	2
PA	PA	PICEA ABIES 'CUPRESSINA' / UPRIGHT NORWAY SPRUCE	B & B	25' MIN.	8' MIN. HT.	5
JC	JC	JUNIPERUS CHAMENSIS 'BLUE POINT' / BLUE POINT JUNIPER	B & B	2" MIN.	8' MIN. HT.	14

NOTES:
ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH OLATHE UNIFIED DEVELOPMENT ORDINANCE CHAPTER 18.30 DEVELOPMENT STANDARDS, SECTION 130 LANDSCAPING, BUFFERS AND SCREENING



6344 ASH
PRAIRIE VILLAGE, KS 66208
913.820.4546

LANDSCAPING PLAN

Agape Montessori
14435 Black Bob Rd
Olathe, KS 66062



PROJ. DATE: 11/29/19
SCALE: See graphic scale
DESIGNED: GLC
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2/14/2020 REVIEW

DRAWING
C2.0
SHEETS
4 of 4

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

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A

KEY MATERIAL GLASS	LOCATION	PRIMARY ELEVATION		SECONDARY ELEVATIONS					
		WEST	%	NORTH	%	EAST	%	SOUTH	%
TOTAL AREA: 1000 SF									
G (C) GLASS (20% min)	STOREFRONT	525 SF	52.5%	1811 SF	181.1%	1572 SF	157.2%	1409 SF	140.9%
G (C) GLASS (10% min)	STOREFRONT	525 SF	52.5%	216 SF	21.6%	1775 SF	177.5%	136 SF	13.6%
M1 (C) MASONRY	UPPER WALL (HIDDEN)	175 SF	17.5%	3185 SF	318.5%	2345 SF	234.5%	213 SF	21.3%
M2 (C) MASONRY	UPPER WALL (HIDDEN)	58 SF	5.8%	1045 SF	104.5%	54 SF	5.4%	384 SF	38.4%
M3 (C) MASONRY	MIDDLE WALL	124 SF	12.4%	480 SF	48.0%	309 SF	30.9%	591 SF	59.1%
M4 (C) MASONRY	SH. ROWLOCK BAND	39 SF	3.9%	27 SF	2.7%	22 SF	2.2%	279 SF	27.9%
M5 (C) MASONRY	WAINSCOT BAND	62 SF	6.2%	221 SF	22.1%	183 SF	18.3%	219 SF	21.9%
M6 (C) MASONRY	NEW CORNER ACCENT	126 SF	12.6%	126 SF	12.6%	0 SF	0%	0 SF	0%
M7 (C) MASONRY	MAIN ENTRY	40 SF	4.0%	0 SF	0%	0 SF	0%	0 SF	0%
R1 (C) ROOFING	PLASTER/STUCCO PORCH	180 SF	18.0%	0 SF	0%	0 SF	0%	380 SF	38.0%
R2 (C) ROOFING	STANDING SEAM METAL	1020 SF	102.0%	0 SF	0%	0 SF	0%	180 SF	18.0%
S1 (C) S	ENTRY CORNER	24 SF	2.4%	0 SF	0%	0 SF	0%	216 SF	21.6%
S2 (C) S	ROOFTOP FASCIA	23 SF	2.3%	0 SF	0%	0 SF	0%	268 SF	26.8%
C1 (C) FLASHING	CAP FLASHING	23 SF	2.3%	36 SF	3.6%	2 SF	0.2%	36 SF	3.6%

KEY MATERIAL	DESCRIPTION
G	GLASS ANODIZED STOREFRONT WITH VISION GLASS
M1	SPEC BRK - STANTON RUED
M2	SPEC BRK - CHESAPEARE BRICK
M3	INTERSTATE BRICK - PLATINUM SMOOTH & MODULAR
M4	ARRISBURT CLAUDED LIMESTONE - MONTICLOTT
M5	INDICOTT MODULAR BRICK - DARK IRON AFFIRM MODULAR
R1	CONCRETE/ASPHALT SMOOTH - GRAY TRUSS
R2	STANDING SEAM METAL ROOF - ALUMINUM - KYNAR (RED)
S1	HARDEN PLASTER - GRAY W/ EAST TRIM POINTS - ANODIZED ALUMINUM
S2	ARCHITECTURAL - KYNAR GLASS - SPEC ARCHITECTURE INC - MODULAR GRAY (RED)
C1	CAP FLASHING - INHALL POINT TO MATCH M1

G1 MATERIAL KEY & AREA TABULATION

A1.1 1/8" = 1'-0"

M9 NORTH ELEVATION

A1.1 1/8" = 1'-0"

G9 SOUTH ELEVATION

A1.1 1/8" = 1'-0"

A1 EAST ELEVATION

A1.1 1/8" = 1'-0"

A13 WEST ELEVATION

A1.1 1/8" = 1'-0"

6344 Ash
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913.620.4543
idizinc@yahoo.com



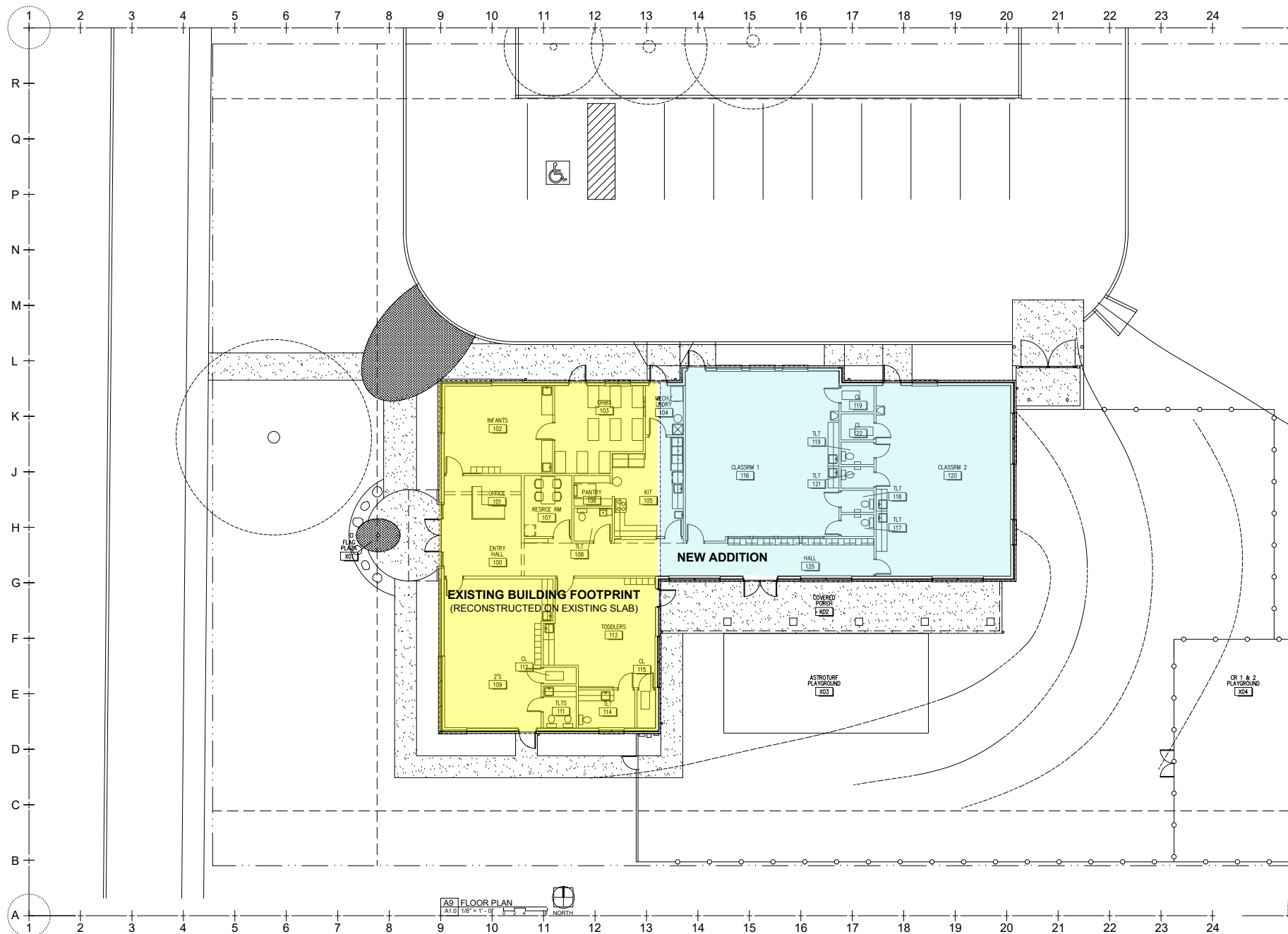
Agape Montessori
14435 Black Bob Rd
Olathe, KS 66062

PROJECT NO:	19009.00
DATE:	2/20/20
DRAWN BY:	TJW
CHECKED BY:	TJW
STATUS:	DD
REVISED DATE:	
DESCRIPTION:	

EXTERIOR
ELEVATIONS

A2.1

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I-DIZ ARCHITECTURE
 6344 Ash
 Prairie Village, KS 6620
 913.620.4543
 idizinc@yahoo.com



Agape Montessori
 14435 Black Bob Rd
 Olathe, KS 66062

PROJECT NO:	19009.00
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**PLANNING &
 ZONING
 FLOOR PLAN**

A0.1

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January 29, 2020

RE: Neighborhood Meeting for Proposed Development
[PR-20-0001] Agape Montessori School (formerly Heritage Montessori)

Dear Property Owner or Resident:

This letter is being sent to notify you of a submitted development proposal within 500 feet of your property, the rebuilding of Agape Montessori School.

Agape Montessori is an application for the rebuilding of the school located at 14435 S. Black Bob Rd. The school was destroyed in a fire on June 25, 2019 and subsequently removed. This unfortunate event has afforded an exciting opportunity to better serve our community - rebuilding on the original footprint and adding additional classrooms for early childhood education and care for children ages 6 weeks to 6 years. The property is zoned R-1 and is 0.85 acres in size. The property presently contains the original building slab, parking lot, and playground fencing.

You are invited to attend a neighborhood meeting on Monday, February 10, 2020 at 7:00 p.m. The meeting will be held at New Light Bethel Baptist Church located at 14475 S. Black Bob Rd. Please use the lower-level rear entrance. The purpose of this meeting is to inform neighborhood residents of our plans for the new building and answer any questions or concerns. We, as owners of Agape Montessori School, will lead the meeting and present drawings of the new building and our timeline as to when the school will reopen. We are grateful for the opportunity to be a part of your community since 2009 and look forward to a new and bright future.

If you are unable to attend the meeting, but would like to provide input or ask questions, please contact Deb Pulliam at 913-221-3836 or deb.agapemontessori@gmail.com.

Sincerely,

Tony & Deb Pulliam
Owners

ATTACHMENTS

Vicinity Map
Building Plan
Elevations

Meeting Notes from the Agape Montessori Neighborhood Meeting

The meeting was held on Monday, February 10, 2020. The meeting occurred at 7:00 p.m. at the New Light Bethel Baptist Church. There were 5 attendees who came to the meeting. One member from St. Aiden's Episcopal Church and two couples who are neighbors from the surrounding neighborhoods. The meeting was led by Deb Pulliam (owner) and Shea Dawson (school director).

Presentation by Deb Pulliam

- History of Agape
 - o Locations
 - o How long Agape has been around
 - o Who we are as a family business
- Vision/Design of new school
 - o Adding two additional classrooms to original school (total 5000+ square feet)
 - o What age range of children will the school hold
 - o Outside and inside design

Q&A

- Parking lot
 - o St Aiden's Episcopal Church
 - Parking spaces – Don Hutchinson will contact the right person at the church who can draw up the agreement for the spaces Agape will need to meet city requirements.
- Construction
 - o Don Hutchinson was concerned about who would be fixing any parking lot damage that was caused by equipment during construction. Deb Pulliam explained that will be covered by insurance.
 - o Dave Lindblade asked when we expected construction to start and when did we plan to reopen? Deb Pulliam explained that we were hoping to start construction by April and the goal was to have the school opened by mid-August, for the beginning of the school year.
- All attendees stated that they were happy the school was being rebuilt and that they all felt the new building would increase their property values.

Names of Attendees:

- Deb Pulliam
- Shea Dawson
- Don Hutchinson
- Dave and Carole Lindblade
- James and Rachel Coleman

Agape Montessori Neighborhood Meeting Sign-In

[illegible]



St. Aidan's Episcopal Church

14301 S. Black Bob Road
Olathe, Kansas 66062

February 13, 2020

Deb and Tony Pulliam
Agape Montessori School
16550 W. 129th Street
Olathe, KS 66062

Dear Owners:

This letter is to inform you that St. Aidan's Episcopal Church agrees to create/renew a lease with Agape Montessori School to rent 17 parking spaces located on the south side of the property of the church.

A formal lease will be signed by the end of March to finalize the details for the monthly use of the 17 parking spaces. Further details will include, but not limited to, repairs to the parking lot, south entrance repairs, increases in monthly rental fee, and the grass island on the south side.

This is an agreement between the parties listed below.

Sincerely,

Tim Tatlock
Treasurer - St. Aidan's Episcopal Church

Deb Pulliam
Owner Agape Montessori School

Tony Pulliam
Owner Agape Montessori School



Planning Division

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	<u>PR20-0002</u>	Revised preliminary site development plan for Lot A of Aldersgate United Methodist Church
Location:	South of 151 st Street and west of Black Bob Road	
Owner:	Aldersgate United Methodist Church	
Applicant:	Eric Gonsher, RH Johnson Company	
Engineer:	Mick Slutter, Renaissance Infrastructure Consulting	
Staff Contact:	Jessica Schuller, Senior Planner	

Site Area:	<u>0.6± acres</u>	Proposed Use:	<u>Retail</u>
Zoning:	<u>C-2</u>	Plat:	<u>Aldersgate United Methodist Church</u>
Building Area:	<u>4,500 sq. ft.</u> (total)	Lots:	<u>1</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Commercial Corridor	Vacant	C-2	4	Commercial/ Retail
North	Commercial Corridor	Bank	CP-2	-	-
South	Commercial Corridor	Commercial & Residential	C-2 & R-1	-	-
East	Commercial Corridor	Commercial	C-2	-	-
West	Commercial Corridor	Commercial & Residential	C-2 & R-1	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for a retail building located adjacent to the Blackbob Meadows Shops, at the southwest corner of 151st Street and Black Bob Road. The proposal is for a 4,500 square foot retail building. Specific tenants are not determined at this time.

2. History:

The subject property was rezoned to C-2 (Community Center) in December 1986. Aldersgate United Methodist Church replatted the property in 2003. A replat will be required of the applicant prior to approval of a Final Development Plan for this site to remove a 40' platted build line adjacent to 151st Street.

3. Existing Conditions

The site is located at the southwest corner of 151st and Black Bob Road, west of the existing Taco Bell. The site is currently vacant and is a part of the Aldersgate United Methodist Church property.



Site Aerial



View looking southwest from Black Bob Road

4. Neighborhood Meeting/Correspondence:

A neighborhood meeting was held on February 12, 2020 with four residents in attendance. Discussion focused on site landscaping, lighting, architecture, and property maintenance. The applicant noted that the building will have four-sided architecture and that the trash enclosure will be screened with upright junipers along the south side. Staff has not received any additional correspondence from the public regarding this application.

5. Zoning Requirements:

- a. **Land Use** – The site is zoned C-2 (Community Center), which includes pedestrian scale commercial development. Retail Sales is a permitted use within the C-2 zoning district.
- b. **Setbacks** – Table 1, below, lists the required setbacks for the C-2 District and the proposed setbacks for the development. The existing plat has a 40' platted build line adjacent to 151st Street. The proposed site plan does not meet this platted 40' setback. A revised final plat must be recorded prior to approval of a final development plan.

Table 1. Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	15 feet from property line	21-foot front yard setback
<i>Side Yard</i>	7 ½ feet from property line	21-foot side yard setback
<i>Rear Yard</i>	7 ½ feet from the property line	132-foot rear yard setback

The parking/paving setback requirement of 15 feet from street right-of-way is being met on the north and east sides of the property and the requirement of 10 feet is being met on the south and west sides of the property.

- c. **Building Height** – The maximum height permitted in C-2 Districts is 35 feet. The highest point of the building is approximately 24 feet.
- d. **Open Space** – Developments in the C-2 District are required to have a minimum of 20% open space. The proposed development has 37.5% open space.

6. Development Requirements:

- a. **Access/Streets** –The development will have two access points from the interior driveway connecting to Black Bob Meadows Shops and to 151st Street (just west of Taco Bell). Access from 151st Street will not be provided directly to the site.
- b. **Parking** – The UDO requires 1 parking spaces per 300 square feet of retail space. Based on the 4,500 square feet of building area, 15 parking stalls are required. The C-2 District has a maximum permitted parking requirement of 150% which would be

23 parking spaces for this development. The submitted plans show 22 spaces; as such, both UDO requirements are being met.

- c. **Lighting** – A photometric plan in compliance with the UDO, and cutsheets of proposed lighting, will be submitted and reviewed with the final site development plan application.
- d. **Landscaping/Fencing** – The applicant provided a preliminary landscape plan exceeding the requirements of the UDO. Parking lot screening is provided in the form of shrubs surrounding all parking areas visible from a roadway, including the internal driveway between the site and Aldersgate United Methodist Church.

A Nonresidential Landscape Buffer was provided along 151st Street, an arterial street. A Type 3 Buffer was provided along the northwest property line, where the C-2 zoning district abuts an R-1 zoning district. A Type 1 buffer is provided along the eastern property line where the C-2 zoning district abuts additional C-2 zoning.

The site includes parking lot trees and is proposed to be sodded with turf fescue. Ground mounted utility equipment is shown on the plan and is proposed to be screened with evergreen landscaping.

- e. **Public Utilities** – The property is located in the City of Olathe water and sewer service areas.
- f. **Stormwater/Detention** – A drainage basin is proposed on site, at the northwest corner of the property. This area is heavily landscaped on the north and west sides with shrubs and trees.
- g. **Mechanical Equipment** – All rooftop, ground mounted and building mounted mechanical equipment are required to be screened per the UDO. A note is included on the plans that all mechanical equipment will be screened per UDO requirements.

7. Site Design Standards:

The site is located within the Community Commercial Center designation of the PlanOlathe Comprehensive Plan. As such, the proposed development is subject to **Site Design Category 4** (UDO 18.15.120). Table 2, below, provides an analysis of the site design requirements.

Table 2. Composite Site Design (Category 4)	Design Requirements
<i>Parking Pod Size</i>	<i>Maximum requirement of 80 spaces per parking pod.</i> The site has no more than 8 parking spaces in a row.
<i>Pedestrian Connectivity</i>	<i>Pedestrian gateway, cross property connection, pedestrian connection to adjacent development or pedestrian connection to regional trail.</i> The site offers a pedestrian gateway to the site, at the northeast corner of the property, in the form of a circular, stamped colored

	concrete pathway surrounded by planting beds. This location provides a connection to the public sidewalk along 151 st Street.
<i>Connection to Adjacent Driveways</i>	<i>Connections to driveways on adjacent properties are required where possible.</i> The parking lot provides two entrances/exits to the private drive located between the site and Black Bob Meadows Shops to the east.
<i>Drainage Features</i>	<i>Open drainage and detention areas visible to the public shall be designed as an attractive amenity or screened.</i> The site includes a raingarden at the northwest corner of the site. The basin is heavily landscaped on the north and west sides, from the arterial street and from the R-1 zoning district.

8. Building Design Standards:

The building is subject to building design standards for **Commercial or Retail Buildings** (UDO 18.15.020.G.7). Table 3, below, lists the requirements of the UDO, and the elements of the proposed design which meet or exceed these requirements.

Table 3. Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> The south elevation is covered by a 4 foot wide dark bronze canopy, covering each of the three doorways.
<i>Vertical Articulation</i>	<i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i> The roofline of the primary façades vary in height by 2 feet and 4 feet, the heights varying across the three proposed tenants spaces.
<i>Horizontal Articulation</i>	<i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i> The northern and southern facades have cast stone pilasters projecting from the building by 4 inches, meeting the requirements of the UDO. The remaining facades are less than 50' in length.
<i>Glass</i>	<i>Minimum requirement of 25% clear glass on primary facades.</i> The southern façade contains 40% glass storefront and is the primary entrance to the building. The northern and eastern façades contain 25% and 26% glass storefront respectively, meeting the requirements of the UDO.
<i>Building Materials -</i>	<i>Primary facades require a minimum of 80% Class 1 & Class</i>

<i>Primary Facades</i>	2 Materials; The primary façades exceed this minimum requirement. See Table 3 for the building material details.
<i>Building Materials - Secondary Facades</i>	Secondary facades require a minimum 50% Class 1 and Class 2 Materials; The secondary façade exceeds this minimum requirement. See Table 3 for the building material details.

Proposed Building Materials

The building is proposed to be constructed of beige colored cast stone and grey brick. Stucco and EIFS in white and gray are proposed on the upper portions of the building. No EIFS is used within 10 feet of the finished floor level, per UDO requirements. Dark bronze canopies are proposed over the southern elevation, as well as the northern elevation, to provide the appearance of a storefront along 151st Street.

Table 4, below, lists the percentages of Class 1 materials used on each façade. A small percentage of a Class 3 material is used in the form of EIFS, located on all facades.

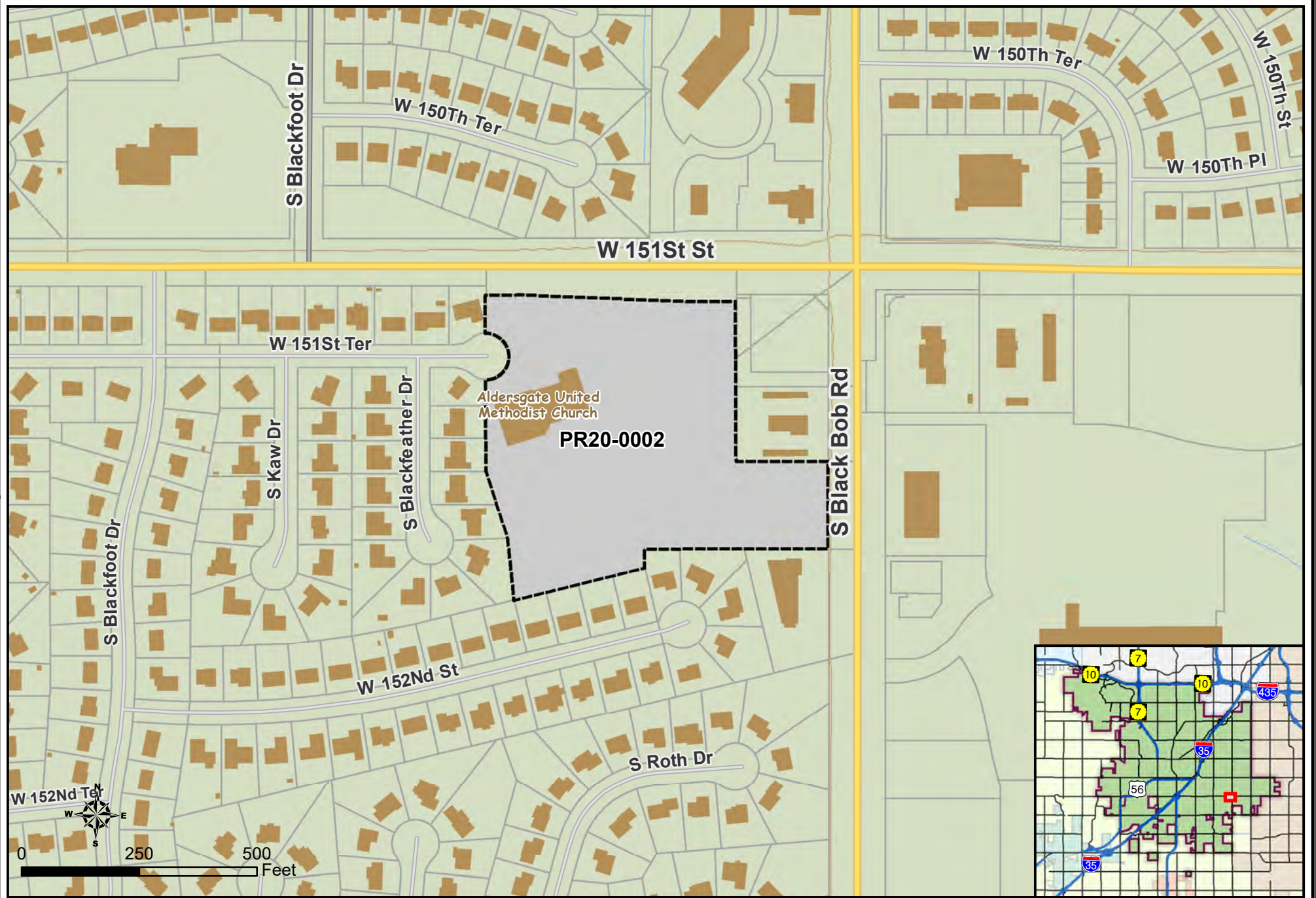
Table 4. Building Materials	Stucco (Class 1)	Masonry (Class 1)	Clear Glass (Class 1)	Total Class 1
<i>Primary Façade - South</i>	27%	19%	40%	86%
<i>Primary Façade - North</i>	25%	38%	25%	88%
<i>Primary Façade - East</i>	45%	20%	26%	91%
<i>Secondary Façade - West</i>	18%	54%	18%	90%

9. Staff Recommendation:

Staff recommends approval of the preliminary site development plan (PR20-0002) with the following stipulations:

1. A final plat removing the 40' Build Line adjacent to 151st Street must be submitted and approved prior to final plan approval.
2. A final site development plan must be submitted and approved prior to submitting a building permit.
3. The final site development plan must include notes for all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture in accordance with the UDO requirements.

4. A final stormwater management report that meets all Title 17 criteria will be required at the time of submittal for a building permit.



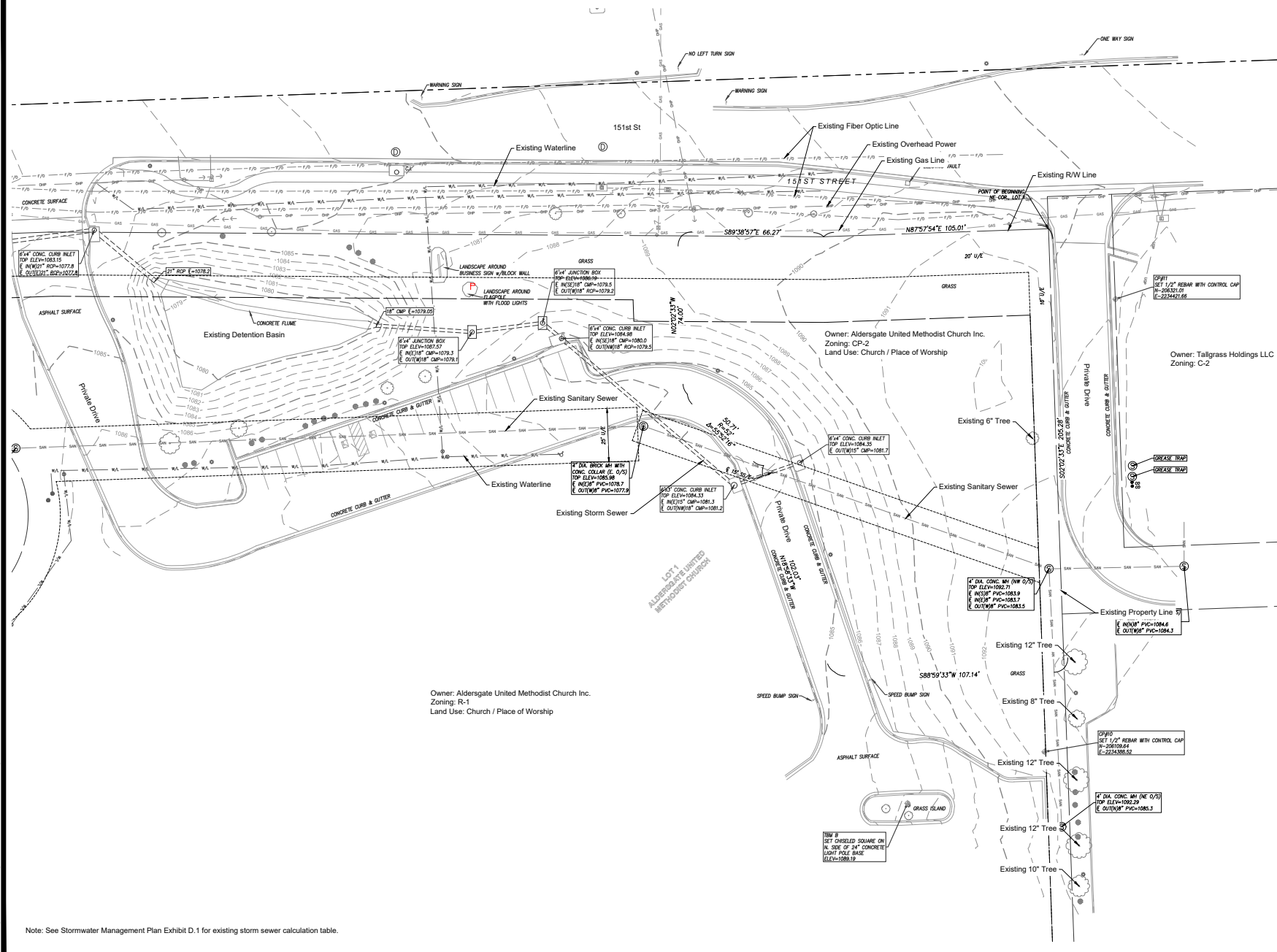
LOT A OF ALDERSGATE UNITED METHODIST CHURCH
PR20-0002



User: jaredmd
Date: 03/04/2020







Note: See Stormwater Management Plan Exhibit D.1 for existing storm sewer calculation table.

Sheet
C02

Preliminary Development Plans
 19-0158
 151st & Black Bob
 City of Olathe, Johnson County, Kansas

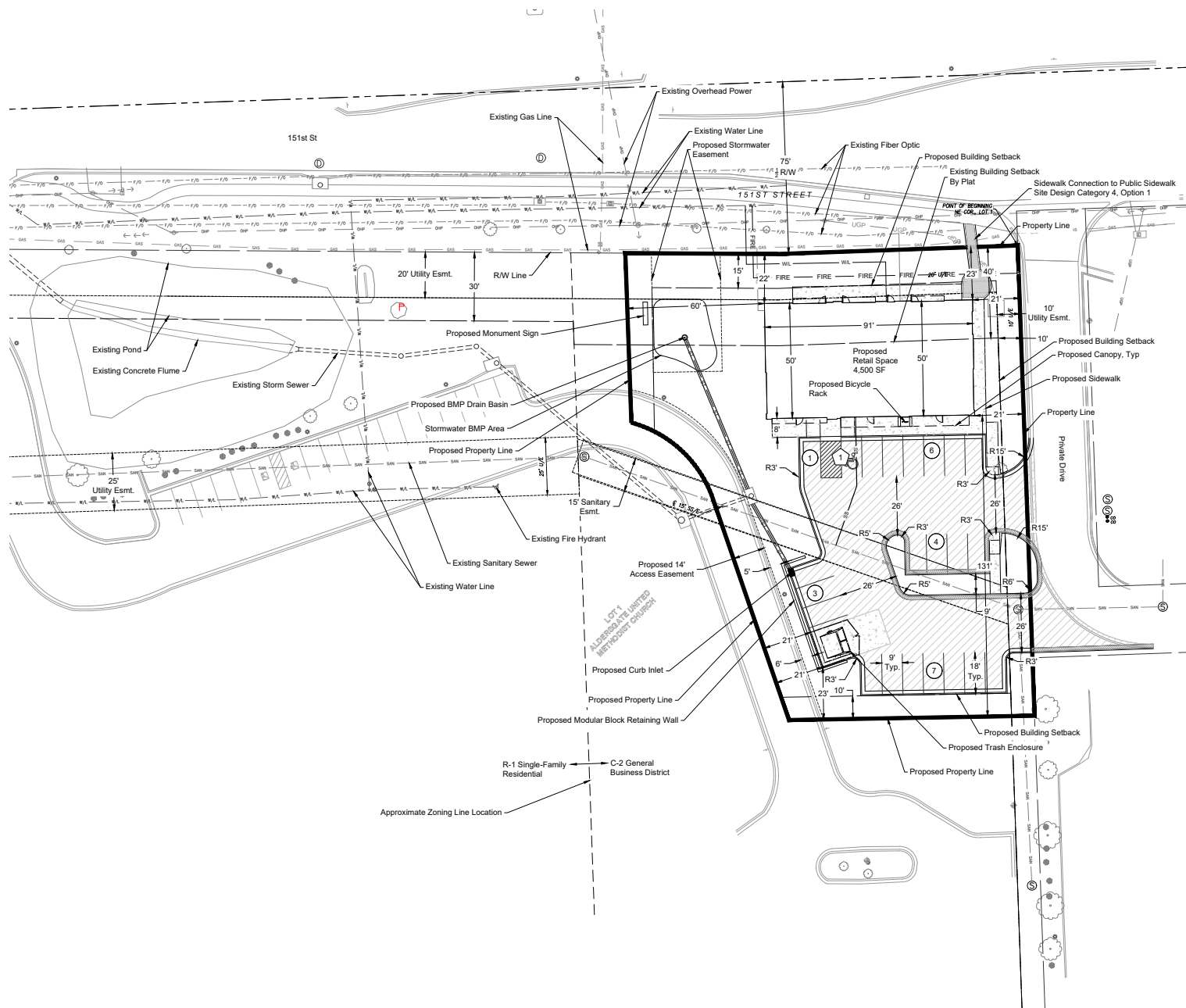
Existing Conditions

NO.	DATE	REVISION
1	08/04/2021	PRELIMINARY
2	08/04/2021	REVISION
3	08/04/2021	REVISION
4	08/04/2021	REVISION
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7	08/04/2021	REVISION
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15	08/04/2021	REVISION
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18	08/04/2021	REVISION
19	08/04/2021	REVISION
20	08/04/2021	REVISION

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 WWW.RECONSULT.COM

MO Certificate of Authority: E-27033933



LEGEND

- Dry Curb
- Wet Curb
- Ribbon Curb

Site Data Table:

Lot Area: 26,415 SF/675 Ac
 Building Area: 4,500 SF
 Existing Impervious Area: 2,170 SF
 Proposed Impervious Area: 18,390 (62.5%)
 Previous Area/Open Space: 11,025 (37.5%)
 Maximum Building Height: 24 FT

Proposed Parking: 18 (1 per 250 SF per Commercial Building, Not Specifically Listed)
 Parking Required: 22 Stalls (1 Van Accessible ADA)
 Parking Provided:

1. No merchandise will be stored or displayed outside a building, and not equipment or vehicle other than passenger vehicles will be stored outside a building.
2. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit or catering for food trucks as licensed by the City Clerk.
3. No more than 150% of the required parking for a use may be provided on site.
4. All exterior mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
5. All new on-site wiring and cables must be placed underground.

Sheet
 C03

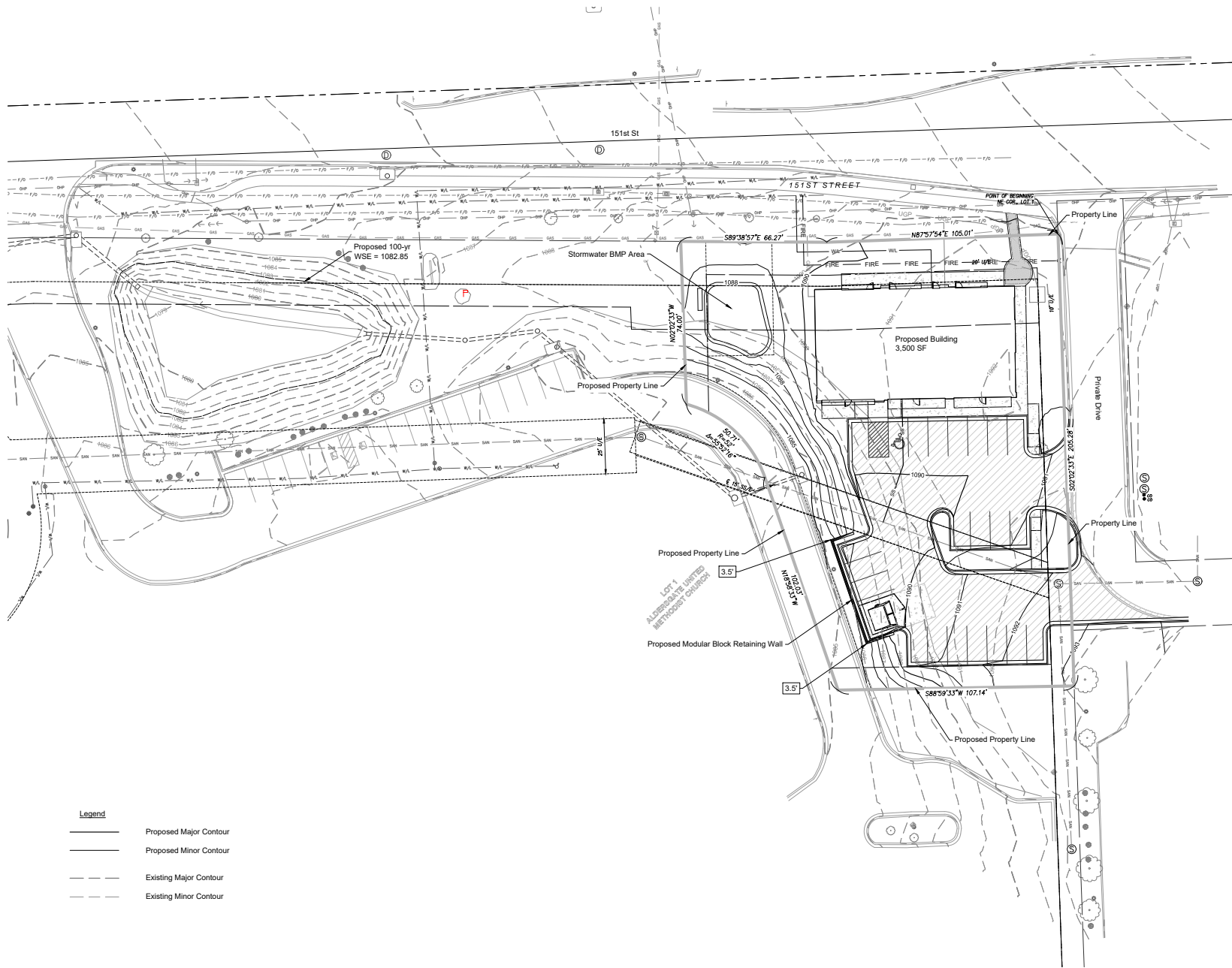
Preliminary Development Plans
 19-0158
 151st & Black Bob
 City of Olathe, Johnson County, Kansas

General Layout

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	08/08/2020	PRELIMINARY COMMENTS	JACOB		
2	08/08/2020	PRELIMINARY COMMENTS	JACOB		
3	08/08/2020	ORIGINAL SUBMISSION	JACOB		
4	08/08/2020	REVISION	JACOB		

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 E-2017033933





Legend

- Proposed Major Contour
- - - Proposed Minor Contour
- Existing Major Contour
- - - Existing Minor Contour



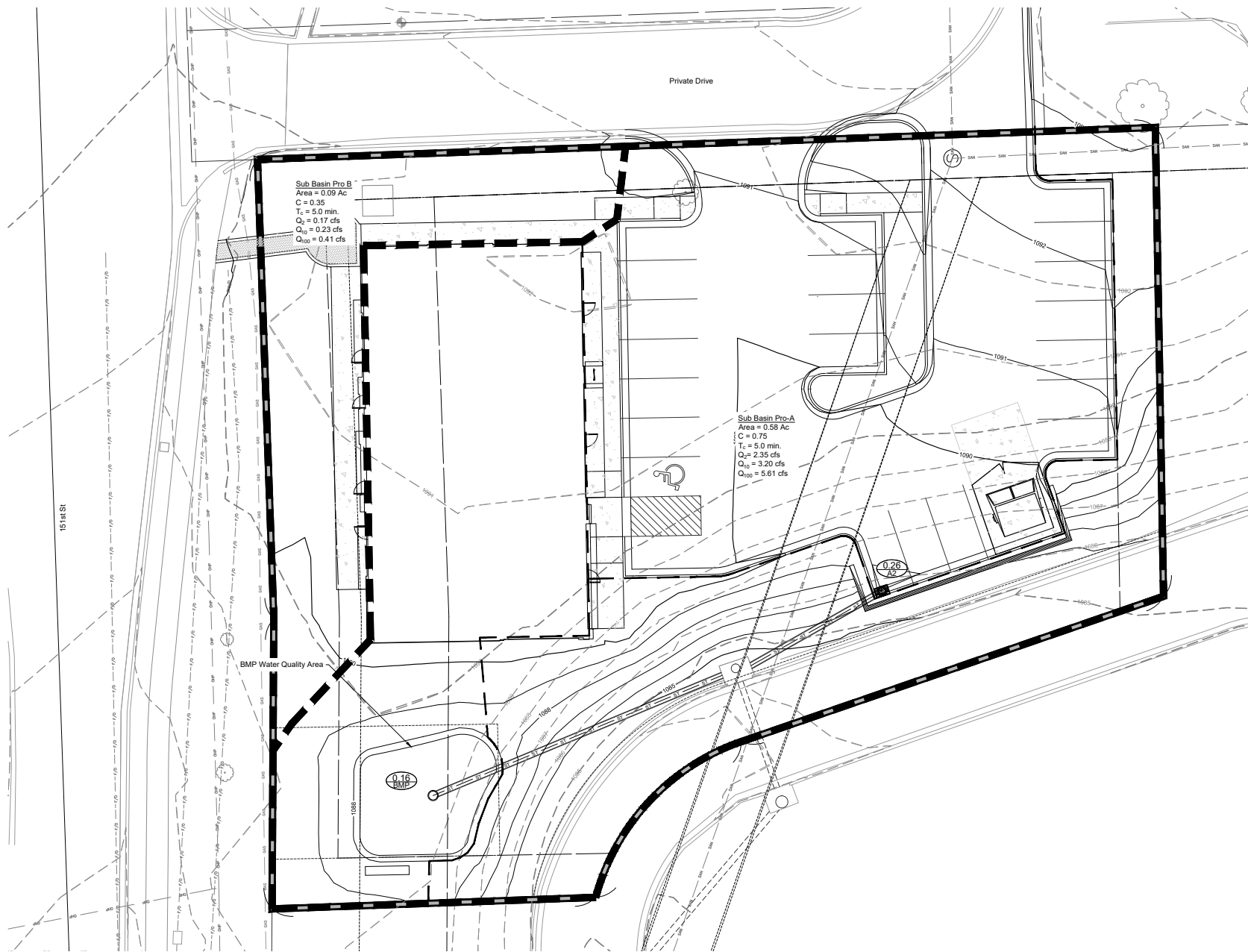
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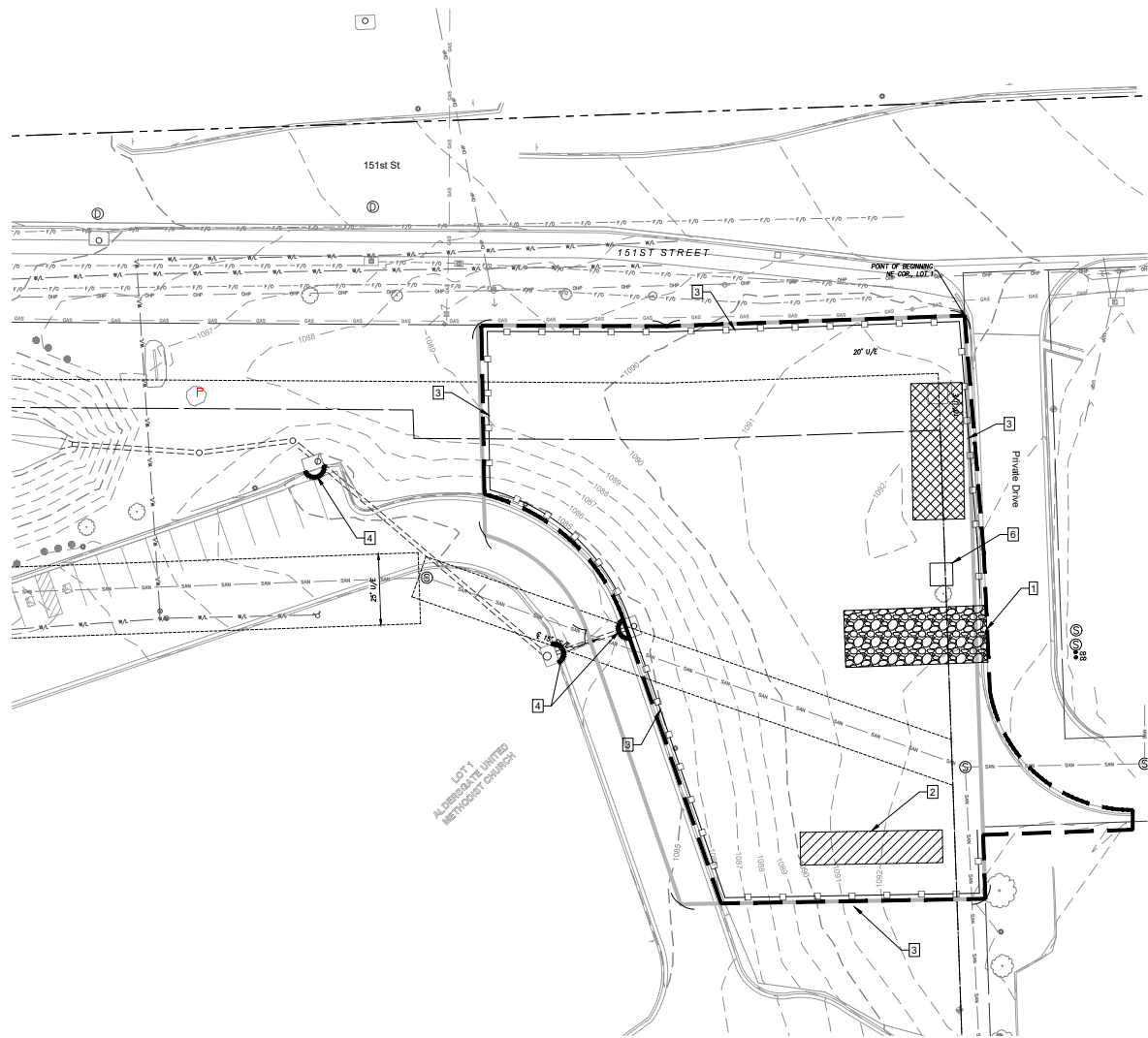
Preliminary Development Plans
 19-0158
 151st & Black Bob
 City of Olathe, Johnson County, Kansas

Grading Plan

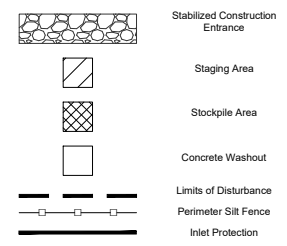
NO.	DATE	DESCRIPTION	BY	CHKD
1	02/21/2020	ORIGINAL SUBMISSION	JACOB	
2	02/21/2020	REVISION	JACOB	
3	02/21/2020	REVISION	JACOB	
4	02/21/2020	REVISION	JACOB	

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 MO Certificate of Authority





EROSION CONTROL LEGEND



EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Specifications and Standard Design Details, of City Of Olathe, KS. If any of the general notes conflict with the Technical Specifications and Standard Design Details of City Of Olathe, KS. The City standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to City Of Olathe, KS Technical Specifications and Standard Design Details.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on all fence every 100 LF.
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with City Of Olathe, KS Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

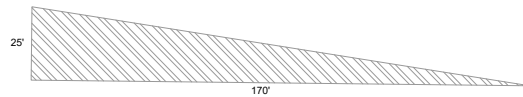
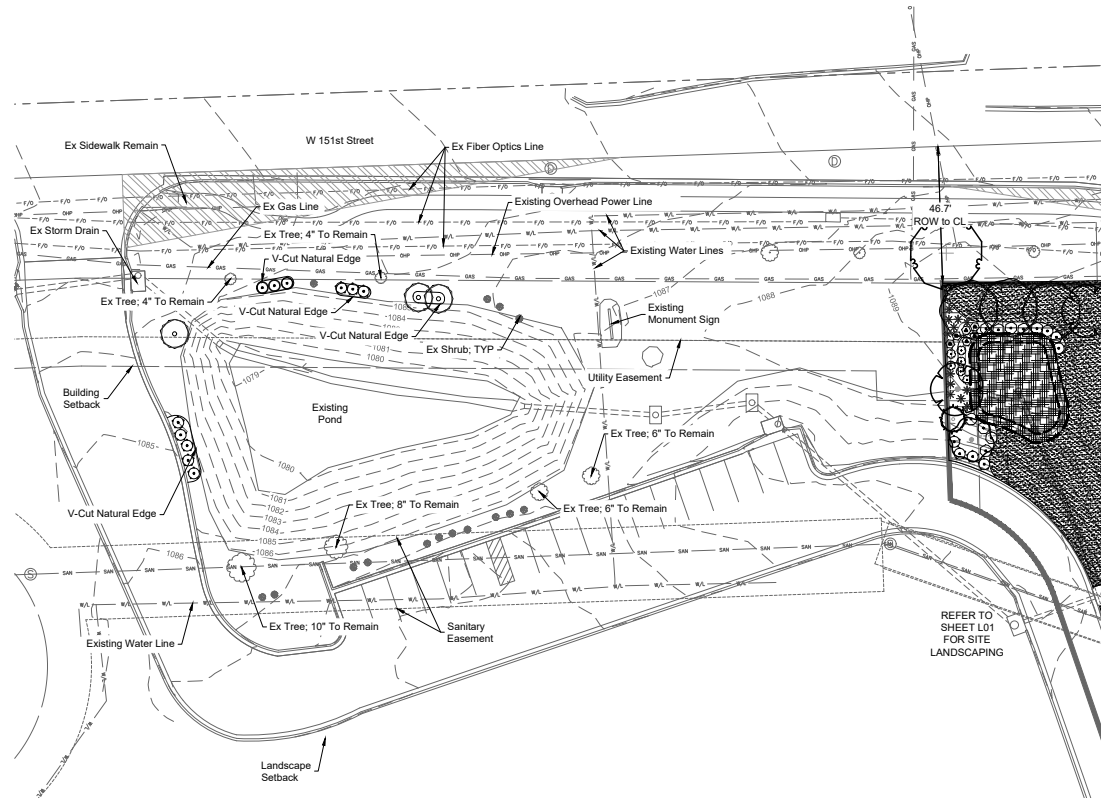
WRITTEN SEQUENCING

1. **Implement Pre-Construction Plan:**
 All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
 Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
 After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.



Sheet C07	
Preliminary Development Plans 19-0158 151st & Black Bob City of Olathe, Johnson County, Kansas	
Erosion Control Phase I	
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NO.	DATE	REVISION
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2	01/01/2020	PRELIMINARY COMMENTS
3	01/01/2020	ORIGINAL SUBMISSION
4	01/01/2020	REVISION



SIGHT DISTANCE TRIANGLE DETAIL - NTS

General Notes:

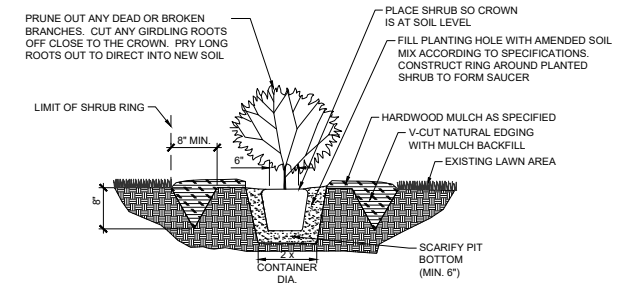
- Existing irrigation system may be present. Contractor shall coordinate landscape installation with the existing irrigation system. Reposition or add irrigation heads as necessary to ensure full irrigation coverage
- Contractor shall remove existing turfgrass within the new plant bed areas. Dispose of existing turfgrass off site. It is acceptable to cut existing turf into sod mats for re-use in disturbed areas around this site.
- All areas disturbed shall be sodded with turf type to match existing. Refer to Note 2 above.
- Contractor shall maintain new landscape and sod installation only during the maintenance period. Existing plant material shall be maintained by the lot owner.
- Contractor shall document & photograph health and status of existing plant material on-site prior to start of construction. Any existing plant material damaged during construction shall be replaced by the contractor at no expense to the owner or owner's. Photographs shall be distributed to Lot Owner, Landscape Architect and General Contractor prior to Construction.

PLANT SCHEDULE ADDITIONAL LANDSCAPE FOR EXISTING POND

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
○	Hamamelis virginiana / Common Witch Hazel	5 Gal.	3
●	Ilex glabra / Inkberry Holly	5 Gal.	8
●	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 Gal.	3

NOTES:

- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTING LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
- TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, L03
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



V-CUT NATURAL EDGE SHRUB PLANTING DETAIL - NTS

Exterior Materials and Finishes

Stucco
Color 1: SW 7014 Elder White
Color 2: SW 9168 Elephant Ear
Color 3: SW 7551 Greek Villa

EIFS
Color 2: SW 9168 Elephant Ear
Color 3: SW 7551 Greek Villa

Masonry
Brick: Glen-Gery - color: Atlas
Stone: Midwest Cast Stone 24" x 12", 1A with Solomons Colors, White 69H Mortar, or approved equal

Pre-Finished Canopy
Mapes Lumishade, finish - dark bronze, or approved equal

Glass
1" insulated, low E glass with argon gas 98 Solarban 60 (2) - clear (or approved equal to meet U-Value of 0.29)

Storefront
Anodized aluminum frame, finish - dark bronze

Hollow Metal Doors
Painted to match dark bronze finish of storefront system

Flashing
Prefinished metal cap flashing, Firestone or approved equal - color: to match Color 1

Caulk
Match adjacent wall color

South Facade Material Matrix

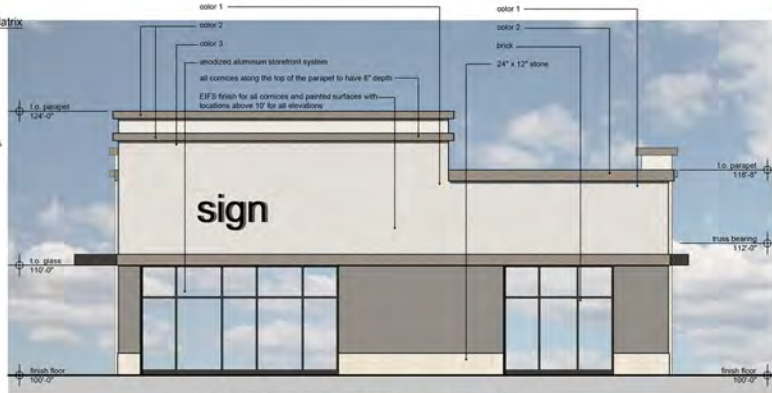
Total Facade Area: 1,503 sq. ft.
EIFS: 195 sq. ft., 13%
Stucco: 516 sq. ft., 34%
Masonry: 80 sq. ft., 5%
Stone: 278 sq. ft., 19%
Total: 359 sq. ft., 24%
Pre-Finished Canopy: 76 sq. ft., 5%
Glass & Storefront: 780 sq. ft., 52%



1 South Elevation
scale: 3/16" = 1'-0"

East Facade Material Matrix

Total Facade Area: 1,095 sq. ft.
EIFS: 102 sq. ft., 9%
Stucco: 493 sq. ft., 45%
Masonry: 176 sq. ft., 16%
Stone: 44 sq. ft., 4%
Total: 229 sq. ft., 21%
Glass & Storefront: 280 sq. ft., 26%

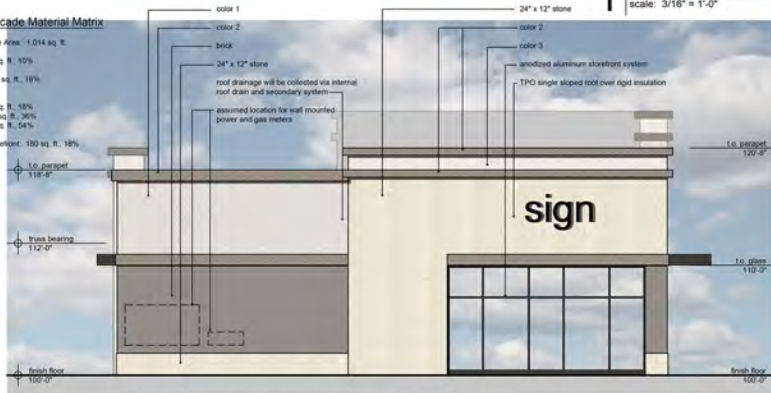


note: east primary facade is less than 57' in length, therefore not requiring facade articulation

3 East Elevation
scale: 3/16" = 1'-0"

West Facade Material Matrix

Total Facade Area: 1,014 sq. ft.
EIFS: 102 sq. ft., 10%
Stucco: 182 sq. ft., 18%
Masonry: 184 sq. ft., 18%
Stone: 398 sq. ft., 39%
Total: 590 sq. ft., 58%
Glass & Storefront: 190 sq. ft., 19%



note: west facade is not considered primary, therefore not requiring facade articulation

2 West Elevation
scale: 3/16" = 1'-0"

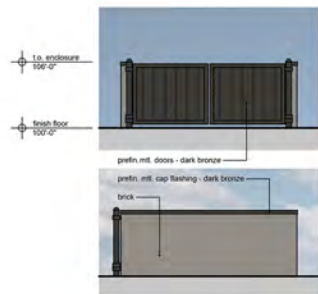
North Facade Material Matrix

Total Facade Area: 1,743 sq. ft.
EIFS: 142 sq. ft., 8%
Stucco: 421 sq. ft., 24%
Masonry: 248 sq. ft., 14%
Stone: 419 sq. ft., 24%
Total: 667 sq. ft., 38%
Pre-Finished Canopy: 44 sq. ft., 3%
Hollow Metal Door: 24 sq. ft., 1%
Glass & Storefront: 435 sq. ft., 25%



general notes:
all rooftop equipment must be screened from public view with an architectural treatment which is compatible with the building architecture and integral to the overall appearance of the building
building mounted equipment will be screened with either landscaping or architecture screening which may also include painting as required by the approving authority
EIFS is not to be used within ten (10) feet of the finished floor elevations of the facade on which it is located
canopies may not be internally illuminated

4 North Elevation
scale: 3/16" = 1'-0"



5 Trash Enclosure
scale: 3/16" = 1'-0"

3/16" = 1'-0"
0 1/2" 1" 2"

a new development for
151st & Blackbob
Olathe, Kansas

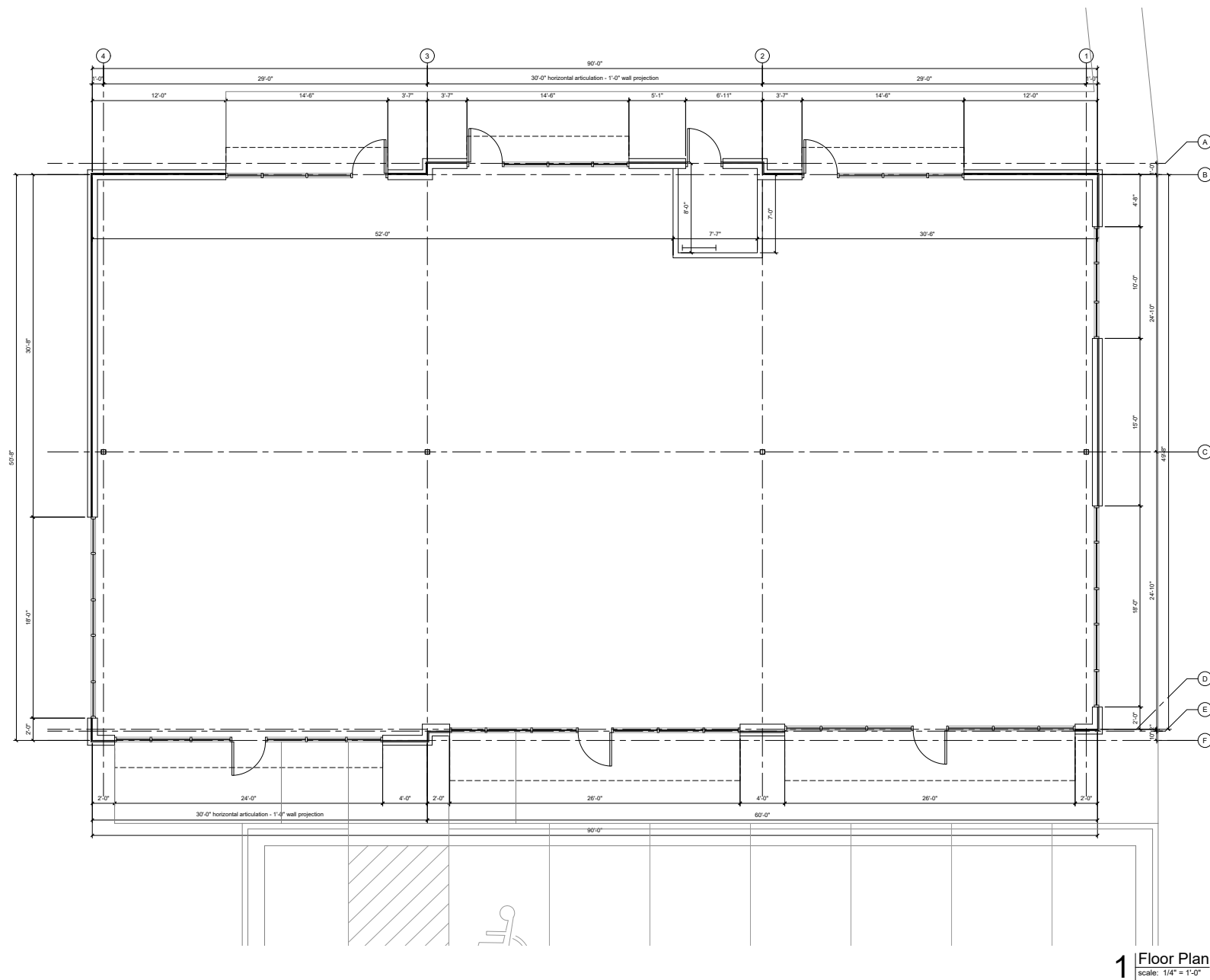
date
01.15.2020
drawn by
dAE
checked by
dAE
revisions
02.14.2020 1
02.21.2020 2

sheet number
A3.1
drawing type
planning
project number
20002

a new development for
151st & Blackbob
Olathe, Kansas

~~date:~~ 01.15.2020
~~drawn by:~~ dAE
~~checked by:~~ dAE
~~revision:~~ 02.14.2020

sheet number
A2.1
drawing type
planning
project number
20002



January 30, 2020

Re: **151st & Black Bob – Public Notification Letter: Case # PRE19 – 0146**

To Whom It May Concern:

An application for the approval of a preliminary development plan has been submitted to the City of Olathe to begin planning an approximately 0.675-acre commercial development at the southwest corner of 151st Street and South Black Bob Road in Olathe, KS. The proposed site is currently owned by Aldersgate United Methodist Church Inc., and zoned General Business District (C-2). The R.H. Johnson Company is proposing to redevelop a portion of the Aldersgate property to build a 4,500 SF Retail Building and parking lot. See **Figure 1** below for a location map of the *proposed* project. Attached is the proposed site plan and building elevations. The applicant may seek waivers from certain requirements in UDO Chapters 18.15, 18.20 and/or chapter 18.30.

A neighborhood meeting will be held at The Bar from 4:30pm – 5:30pm, February 12th, 2020 at 14871 West 151st Street.

The application will be heard at the Olathe Planning Commission at 7:00pm, March 9th, 2020 at City Hall, 100 E. Santa Fe St., Olathe, KS 66061.

Legal Description:

All that part of Lot 1, ALDERSGATE UNITED METHODIST CHURCH, a subdivision in the City of Olathe, Johnson County, Kansas being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, said point being on the South right-of-way line of 151st Street, as it now exists;
thence South 02°02'33" East, along the East line of said Lot 1, a distance of 205.28 feet;
thence departing said East line, South 88°59'33" West a distance of 107.14 feet;
thence North 18°58'33" West a distance of 102.03 feet;
thence northwesterly, along a curve to the left having a radius of 52.00 feet and a central angle of 55°52'16", for an arc length of 50.71 feet;
thence North 02°02'33" West a distance of 74.00 feet to a point on the North line of said Lot 1, said point also being on said South right-of-way line;
thence South 89°38'57" East, along said North line, a distance of 66.27 feet;
thence North 87°57'54" East, continuing along said North line, a distance of 105.01 to the Point of Beginning, containing 29,416 square feet, or 0.675 acres, more or less.



Figure 1. Site Location Map

Sincerely,



Mick E. Slutter, PE
RENAISSANCE INFRASTRUCTURE CONSULTING

Exterior Materials and Finishes

EFS / Shucco

Color 1: SW 7014 Elder White

Color 2: SW 9188 Elephant Ear

Color 3: SW 7551 Greek Villa

Masonry

Brick: Glen-Gary - color: Altica

Stone: Midwest Cast Stone 24" x 12", 1A with Solomon Colors, White 60H Mortar, or approved equal

Pre-Finished Canopy

Mapes Lumshade, finish - dark bronze, or approved equal

Glass

1" insulated, low E glass with argon gas fill Solarban 60 (2) - clear (or approved equal to meet U-Value of 0.29)

Storefront

Anodized aluminum frame, finish - dark bronze

Hollow Metal Doors

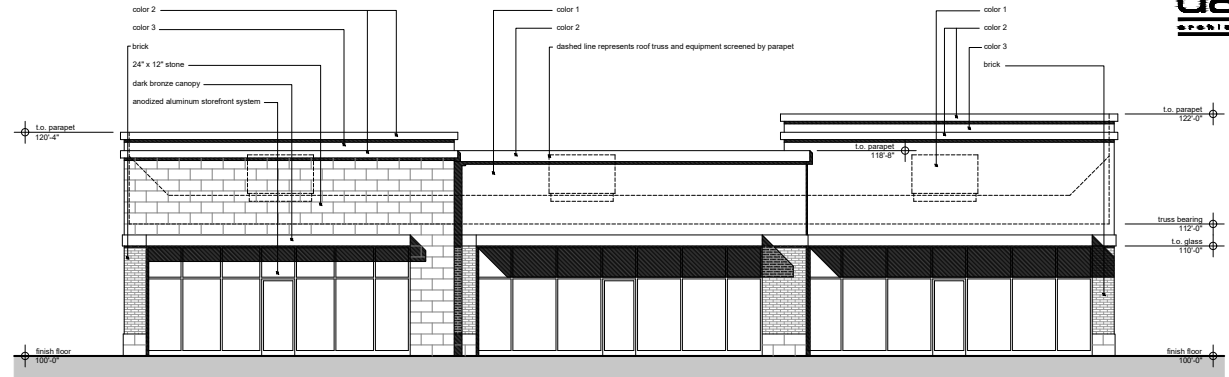
Painted to match dark bronze finish of storefront system

Flashing

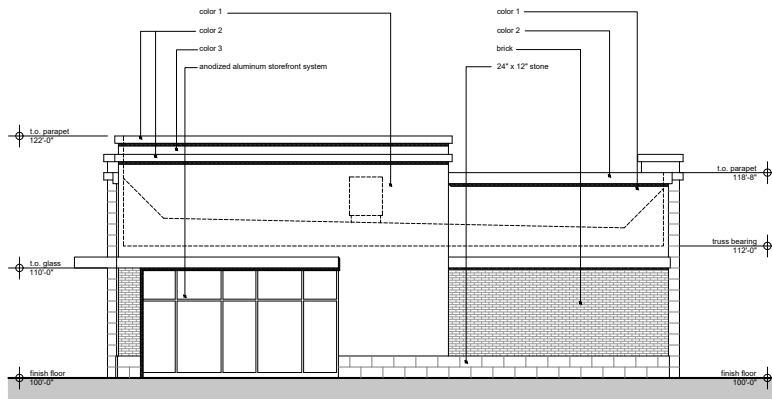
Prefinished metal cap flashing, Firestone or approved equal - color: to match Color 1

Caulk

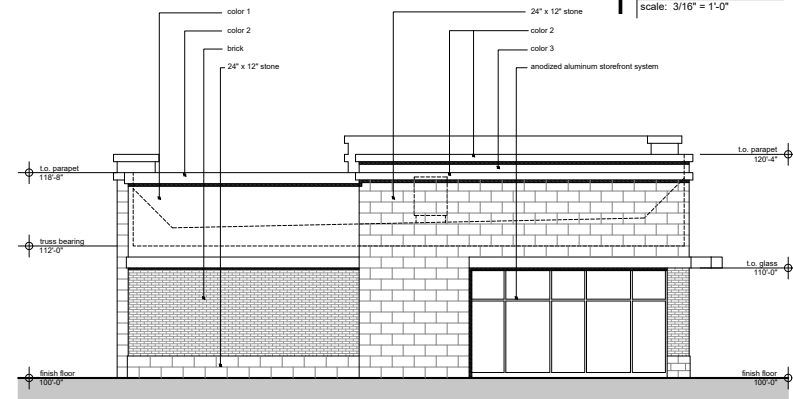
Match adjacent wall color



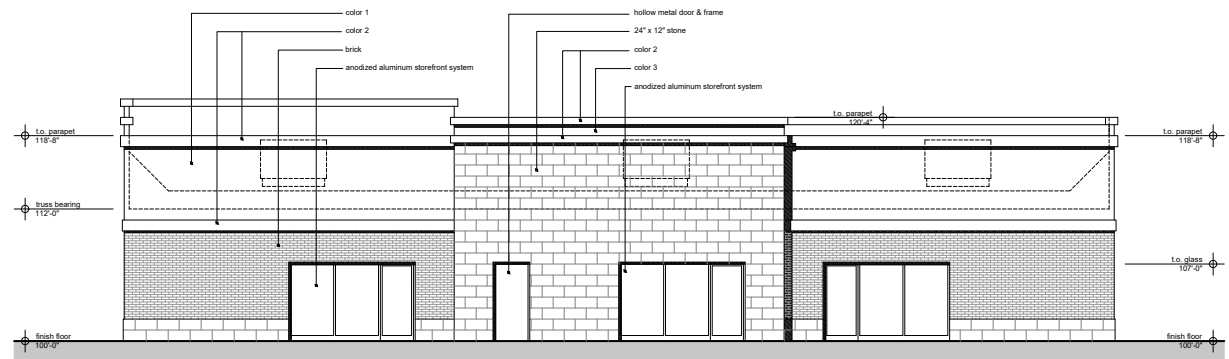
1 | South Elevation
scale: 3/16" = 1'-0"



3 | East Elevation
scale: 3/16" = 1'-0"



2 | West Elevation
scale: 3/16" = 1'-0"



4 | North Elevation
scale: 3/16" = 1'-0"

a new development for
151st & Blackbob
Olathe, Kansas

date
01.15.2020
drawn by
dAE
checked by
dAE
revisions

sheet number
A3.1

drawing type
planning
project number
20002



MEMO

To: Zach Moore, Planner II
Public Works – City of Olathe, Kansas

From: Mick Slutter
Renaissance Infrastructure Consulting

CC: Eric Gonsher
RH Johnson and Company

Date: 2/12/2020

Re: PR20-0002 Aldersgate Methodist Church, Lot A
Neighborhood Meeting Minutes
The Bar, 14871 West 151st Street, 4:30pm – 5:30pm

The meeting started at 4:30pm. A total of 4 residents attending the meeting, see attached sign-in sheet. The following questions were asked and answered:

1. **Can additional landscaping be provided around the south side of the trash enclosure?**
Response: Per City comments, upright junipers will be added along the south side of the trash enclosure. The site landscape plan was presented to the group.
2. **Has a site lighting plan been prepared?**
Response: A site lighting plan has not been prepared. The site lighting will follow the City's site lighting ordinance for cut offs and light levels in and at the perimeter of the site.
3. **Will the building have 4-sided architecture?**
Response: Yes, the building will have masonry and glass on all sides of the building. The building elevations were presented to the group.
4. **Who will maintain the property after construction?**
Response: It will be a combination between RH Johnson and tenants who will maintain the site.

[illegible]



Planning Division

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	FP20-0002, Reserve at Ravenwood Final Plat		
Location:	Northeast corner W. 120th Terrace and Iowa Street		
Owner/Applicant:	Kohn Zalman; CMH Parks Inc.		
Engineer:	Matthew Schlicht; Engineering Solutions		
Staff Contact:	Emily Carrillo, Senior Planner		

Site Area:	<u>1.65± acres</u>	Use:	<u>Residential</u>
Lots:	<u>1</u>		
Tracts:	<u>3</u>	Current Zoning:	<u>RP-1 (Planned Residential, Single Family)</u>

1. Comments:

The following application is a final plat for The Reserve at Ravenwood which will dedicate land for public easements and vacate a section of existing right-of-way.

This is a replat of Tract A from the Reserve at Ravenwood 1st Plat (FP15-0014); and a replat of Lot 42 and Tract BB from the Reserve at Ravenwood 2nd Plat (FP16-0021).

The subject property was rezoned to the RP-1 District in 2005 (RZ-05-022). A preliminary site development plan was approved by City Council for construction of the pool in 2017 (PR17-0053) and was recently constructed on Tract AA of this final plat.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes one (1) residential Lot and three (3) common Tracts totaling approximately 1.65± acres.

Tract AA is intended to be used by the Homeowners Association for pool and amenities.

Tract E is intended to be used for tree preservation and fencing and will be sold and maintained by the adjacent lot owner.

Tract F is intended to be used for detention purposes and will be maintained by the Homeowners Association.

- b. **Access and Right-of-Way** – Existing right-of-way included in Tract E is being vacated with this plat consistent with UDO 18.40.190-D.1. This final plat vacates ten (10) feet of public right-of-way from the northern portion of Quail Ridge Drive to accommodate a tree preservation easement (TP/E) that will be sold to and maintained by the adjacent property owner to the north.
- c. **Public Utilities** – The subject property is located within WaterOne and Johnson County Wastewater service areas. New Utility Easements (U/E), Drainage Easements (D/E), and a Tree Preservation Easement (TP/E) will be dedicated to the City with this final plat.

3. Excise Taxes:

Chapter 3.35.050(B) of the Olathe 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.



View of site looking northeast from intersection of N. Iowa Street and 120th Terrace.



View of existing tree line and pool facility, looking southeast from N. Iowa Street.

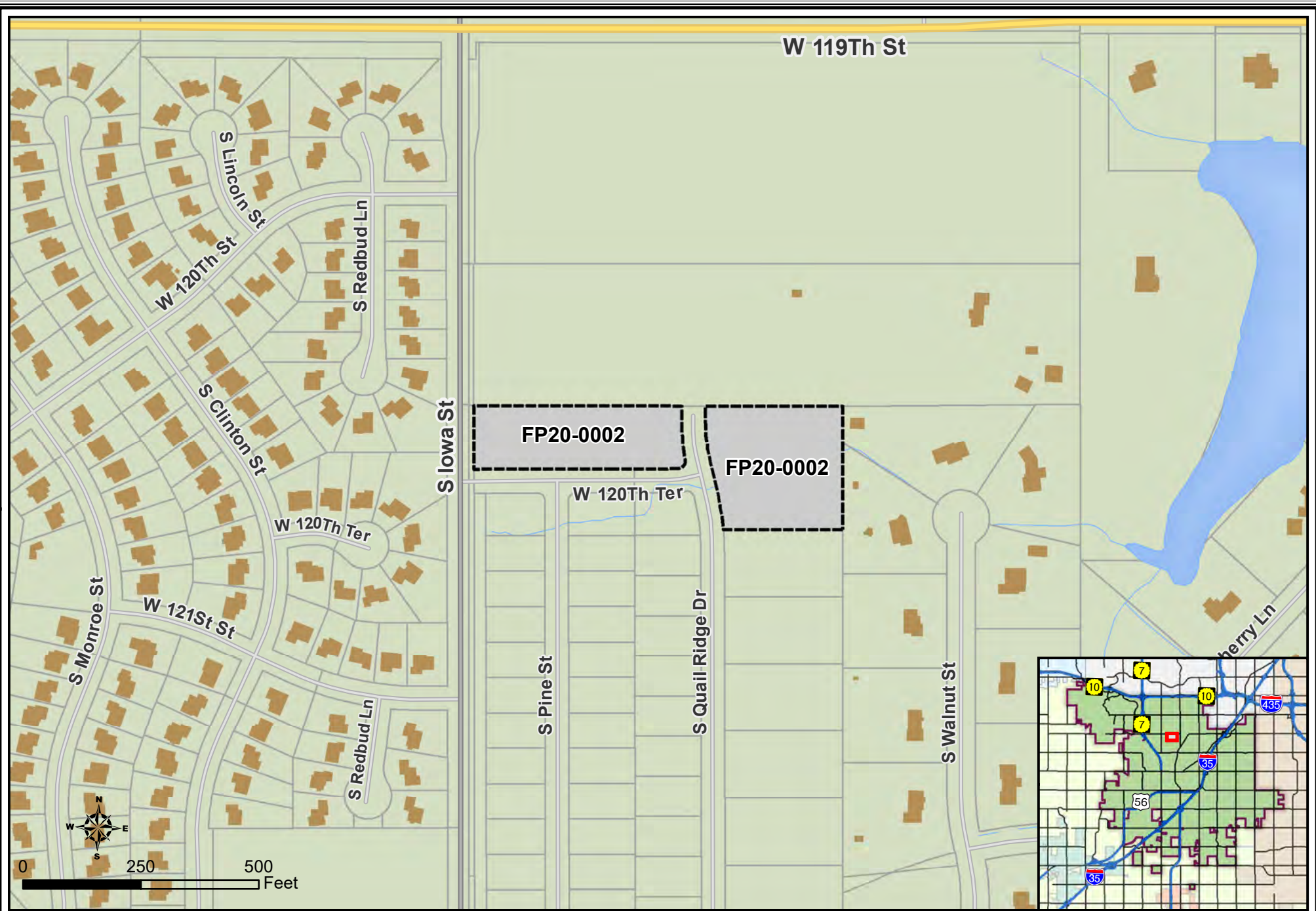


Aerial view of site outlined in blue.

4. Staff Recommendation:

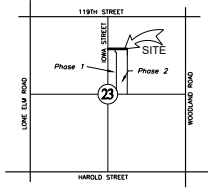
Staff recommends approval of FP20-0002, final plat for The Reserve at Ravenwood with the following stipulations:

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

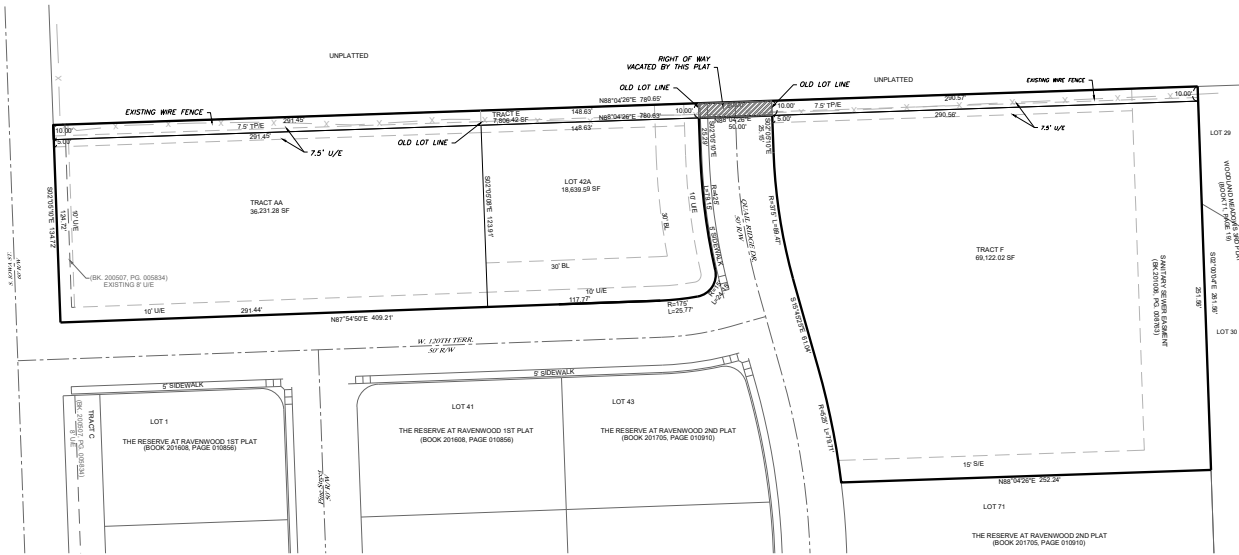


THE RESERVE AT RAVENWOOD
FP20-0002

Final Plat
The Reserve at Ravenwood, Lot 42A and Tracts AA, E and F
A Replat of Tract A, The Reserve at Ravenwood - 1st Plat,
And Lot 42 and Tract BB The Reserve at Ravenwood - 2nd Plat
Section 23, Township 13S, Range 23E
Olathe, Johnson County, Kansas



LOCATION MAP
SECTION 23-T13S-R23E



SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
a) SEMI-PERMANENT MONUMENTS
SET 1/2" REBAR WITH PLASTIC CAP IN CONCRETE MARKED "LS-216" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
b) PERMANENT MONUMENTS
SET 5/8" REBAR WITH ALUMINUM CAP MARKED "LS-218" AT PLAT BOUNDARY CORNERS.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (SUBURBAN) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF THE RESERVE AT RAVENWOOD - 1ST PLAT.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITIONS, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X). PROJECT AREA IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP NO. 200910003G, PANEL NO. 63 OF 161, COMMUNITY PANEL NO. 200170003G EFFECTIVE DATE: AUGUST 3, 2009.
- INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.
- ROAD RIGHT OF WAY AS ESTABLISHED BY FINAL PLATS OF THE RESERVE AT RAVENWOOD - 1ST PLAT AND THE RESERVE AT RAVENWOOD-2ND PLAT.

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

APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS ____ DAY OF _____, 2020

CHAIRMAN, C. S. VAKAS

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, THIS ____ DAY OF _____, 2020

MAYOR, MICHAEL E. COPELAND

DEPUTY CITY CLERK, DAVID F. BRYANT II, MMC

PLAT BOUNDARY DESCRIPTION

ALL OF TRACT A, THE RESERVE AT RAVENWOOD - 1ST PLAT, AS RECORDED IN THE OFFICE OF THE RECORDER, JOHNSON COUNTY, KANSAS, UNDER BOOK 20165, PAGE 010655, AND
AND
ALL OF LOT 42 AND TRACT BB, THE RESERVE AT RAVENWOOD - 2ND PLAT, AS RECORDED IN THE OFFICE OF THE RECORDER, JOHNSON COUNTY, KANSAS, UNDER BOOK 20176, PAGE 010910.

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS
THE RESERVE AT RAVENWOOD, LOT 42A AND TRACTS AA, E AND F
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 ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF SANITARY SEWER 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 "SE" OR "DRAINAGE EASEMENT".
AN EASEMENT 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 "UT" OR "UTILITY EASEMENT" IS HEREBY GRANTED TO THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

AN EASEMENT IS HEREBY DEDICATED TO THE CITY OF OLATHE, TO ENTER UPON, OVER AND ACROSS THOSE AREAS AS OUTLINED AND DESIGNATED ON THIS PLAT AS "TREE PRESERVATION EASEMENT" OR "TREE" TREES SHALL NOT BE REMOVED FROM A TREE PRESERVATION EASEMENT WITHOUT THE CITY OF OLATHE'S PERMISSION, UNLESS SUCH TREE IS DEAD, DISEASED OR POSES A THREAT TO THE PUBLIC OR ADJACENT PROPERTY. THE INDIVIDUAL PROPERTY OWNERS, OR THEIR DESIGNEES, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREE PRESERVATION EASEMENT, INCLUDING BUT NOT LIMITED TO THE REMOVAL OF DEAD, DISEASED TREES OR TREES POSING A THREAT TO THE PUBLIC OR ADJACENT PROPERTY.

EXISTING RIGHT-OF-WAY INCLUDED IN TRACT E IS BEING VACATED WITH THIS PLAT APPLICATION CONSISTENT WITH LDO 18-40 190-0.1.

TRACT DEDICATION:

TRACT AA, AS SHOWN HEREON, IS INTENDED TO BE USED BY THE HOME OWNERS ASSOCIATION FOR FUTURE POOL AND AMENITIES.

TRACT E, AS SHOWN HEREON, IS INTENDED TO BE USED FOR TREE PRESERVATION AND FENCING AND IS INTENDED TO BE SOLD TO, AND MAINTAINED BY, THE ADJACENT LOT OWNER.

TRACT F, AS SHOWN HEREON, IS INTENDED TO BE USED FOR DETENTION PURPOSES AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

CONSENT

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, FORM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF IMPROVEMENT 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.

OWNER TRACTS A & BB

IN TESTIMONY WHEREOF
CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY THIS ____ DAY OF _____, 2020.

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES

ZALMAN KOHEN, VICE PRESIDENT

NOTARY CERTIFICATION

STATE OF _____ JS

COUNTY OF _____ JS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ZALMAN KOHEN, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I DO SAY THAT HE IS VICE PRESIDENT OF CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DBA SUMMIT HOMES, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY SEAL THE DATE LAST WRITTEN ABOVE.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER LOT 42

IN TESTIMONY WHEREOF:
KYLE A & MONICA A WILSON, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENT TO BE SIGNED THIS ____ DAY OF _____, 2020.

KYLE A WILSON

MONICA A WILSON

NOTARY CERTIFICATION

STATE OF _____ JS

COUNTY OF _____ JS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KYLE A & MONICA A WILSON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND BEING DULY SWORN BY ME I DO ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE SET MY HAND AND AFFIRMED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____, NOTARY PUBLIC

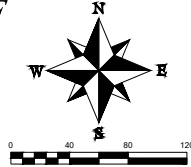
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHUCHT, KPSLS 1386

ENGINEERING SOLUTIONS, LLC, KS CORP LS 218-D



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap (LS-218-D)
- ⊗ Found Survey Monument (As Noted)

REVISIONS

DATE	REVISION

A Replat of Tract A, The Reserve at Ravenwood - 1st Plat, and Lot 42 and Tract BB The Reserve at Ravenwood - 2nd Plat
Section 23, Township 13S, Range 23E
Olathe, Johnson County, Kansas

Final Plat					
The Reserve at Ravenwood, Lot 42A and Tracts AA, E and F					
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	23	13S	23E	Johnson	Reserve at Ravenwood
DRAWN BY				DATE OF PREPARATION	
M. Schicht, PLS., PE				January 15, 2020	
				1"=40'	

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
5018 30TH STREET
SUITE 100
P.O. BOX 625-9888 F 8560623-9849

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	<u>SU19-0007:</u> Special Use Permit for an increase in the height of the monopole tower and expansion of the compound area for an AT&T telecommunications facility
Location:	15201 S. Mur-Len Road
Owner:	GPC&L Holdings LLC
Applicant:	Tina Fedele, Crown Castle
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner

Site Area: 0.43± acres **Proposed Use:** Expansion of an Existing Telecommunications Facility

	Plan Olathe Land Use Category	Existing Use	Current Zoning
Site	Conventional Neighborhood	Commercial & Telecommunications Facility	CP-3
North	Community Commercial Center	Commercial, Retail	C-2
South	Conventional Neighborhood	Residential, Single-Family	C-O/R-1
East	Conventional Neighborhood	Residential, Single-Family	C-O/R-1
West	Conventional Neighborhood	Residential, Single-Family	R-1

1. Introduction

The following is a request for a special use permit for an increase in the height of an existing monopole tower and expansion of the compound area for an AT&T telecommunications facility. The existing 60-foot tall tower was constructed in 2000 and was built at the maximum height permitted at that time without the need for a special use permit. The applicant is proposing an addition to the tower to increase the total height to 100 feet and an expansion to the compound area of 660 square feet to accommodate ground equipment to serve AT&T. The increase in height and compound area are considered a major modification per Unified Development Ordinance (UDO) Section 18.50.220.E.3 which requires City Council approval of a special use permit.

2. Details of Proposal

The applicant is seeking the special use permit to increase the height of the monopole tower by 40 feet and expand the compound area 20 feet directly to the north. The site plan also details a proposed 14 feet by 17 feet raised platform for a generator and equipment cabinets within the expanded area. The applicant provided that an increase in height would provide an opportunity for an additional future cellular provider to install equipment on the tower. Additional site improvements including landscaping and a paved fire-turnaround access are proposed to meet UDO requirements.

3. Process

The telecommunications facility is subject to both federal and state statutes which provide the framework for the City's regulations. The telecommunications facility will meet or exceed regulations of the Federal Aviation Administration, the Federal Communications Commission, the State of Kansas and any other agency with authority to regulate telecommunications facilities.

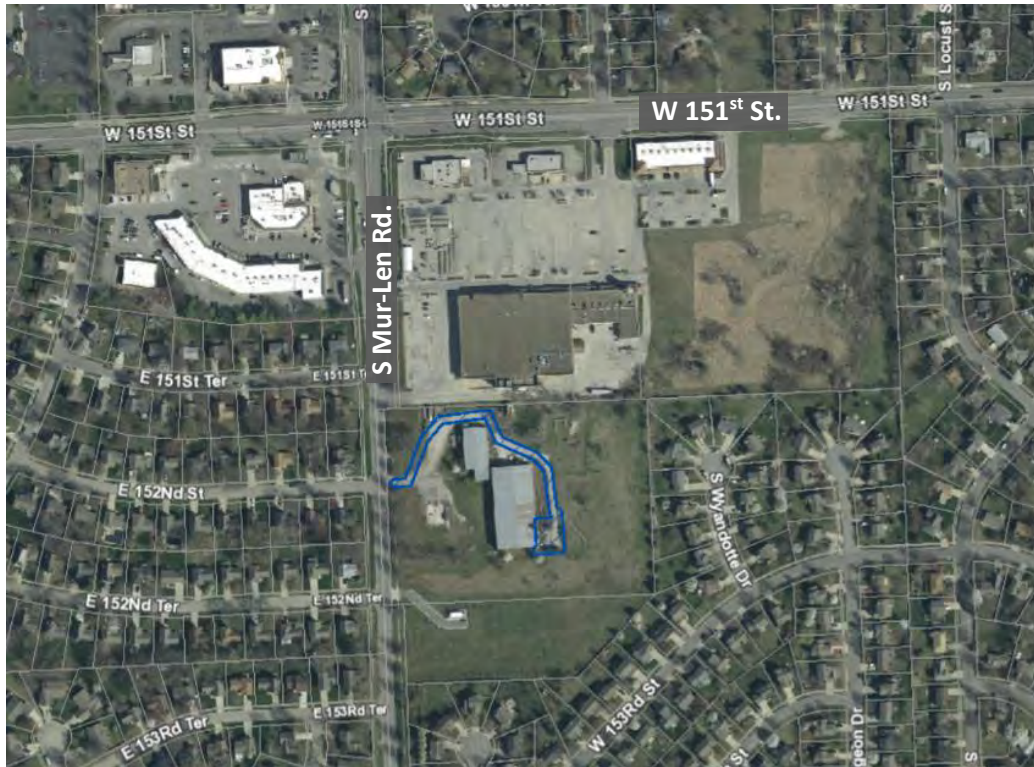
Per Kansas State Statute (K.S.A. 66-2019) criteria to which the City can and cannot review and render their decision are identified. The City as the approving authority is bound by specific requirements in reviewing and evaluating an application for a telecommunications facility. These conditions include but are not limited to:

- Evaluate an applicant's business decisions regarding service or customer demand for service
- Require information concerning the need for the wireless support structure
- Evaluate an application based on the availability of other potential locations including co-location on existing structures
- Impose unreasonable requirements regarding the appearance or function of the facility including materials used, landscaping or screening of facilities
- Impose environmental testing or compliance measures for radio frequency emissions that exceed federal law/requirements
- Reject an application in part or whole based on perceived or alleged environmental effects or radio frequency emissions or exposure
- Condition approval based on the applicant's agreement to permit other wireless facilities or co-location on the proposed structure
- Limit the duration of an approval to less than ten years

Staff's review and recommendations adhere to K.S.A. 66-2019 in addition to the City's Municipal Code.

4. Existing Conditions

The subject property contains existing commercial warehouse structures that were built in 1969 and have contained various uses over the past fifty years. The existing telecommunications facility was constructed in 2000 and an additional antenna was approved for a second provider in 2010 (PAR10-0004). The City owns the property directly south which currently contains a fiber equipment facility for Google and was approved for a future City water tower through a special use permit in 2007 (SU07-0016).



Aerial View of Subject Property and Surrounding Vicinity



View of Site, Looking Southwest from Mur-Len Road

5. Zoning Requirements

- a. **Height** – The maximum height permitted for telecommunication support structures in commercial zoning districts is 150 feet. The proposed 100-foot tall tower complies with the maximum height requirement and the proposed accessory ground equipment also complies with the 12-foot maximum height requirement for equipment.
- b. **Setbacks** – The proposed structure exceeds all minimum setback requirements from the property line and nearby residential properties. The support structure must be located at least a distance equal to 50% of the height of the 100-foot tall structure. Additionally, the tower must be setback a minimum of 100 feet from the residential zoning districts located to the east and south. The tower support structure is setback 267 feet from the residential district to the east and 157 feet from the residential district located directly to the south.

6. Development Requirements

- a. **Site Access** – The facility maintains access from an existing driveway that connects to Mur-Len Road. Portions of the drive consist of asphalt while other portions of the existing access are gravel just north of the buildings. Paved access must be provided to all telecommunications equipment structures and monopole structures. Additionally, a paved extension of the access drive will be constructed to meet fire turnaround requirements.
- b. **Accessory Equipment** – The applicant is requesting an expansion of the exiting compound area to install additional ground equipment. The equipment including a generator, ice bridge and other accessory components will be contained within a fenced enclosure to screen all ground-level components from view. All cables and power trunks will be run through the inside of the tower to limit the visibility of accessory components on the monopole structure.
- c. **Landscaping/Screening** – Screening of the ground-level equipment will be provided through the planting of a double row of staggered evergreen trees north and south of the compound area. The applicant will also be installing additional trees east of AT&T's access and utility easement which will be detailed once an agreement with the property owner is established. The chain-link fencing surrounding the existing compound area will be removed and replaced with black vinyl coated fencing along the entire perimeter of the compound area.
- d. **Lighting** – The Federal Aviation Administration (FAA) does not require lighting for the proposed tower. The only lighting that will be provided and that is permitted per UDO requirements is temporary lighting for nighttime repairs.

7. Public Notification

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per UDO requirements. A neighborhood meeting was held January 8, 2020 with five individuals in attendance. The applicant addressed questions from attendees including why the site was selected and the timeline for the project which the applicant is interested in completing before the end of 2020.

The applicant advised that a camouflage or faux tree was not pursued because it would not blend with its immediate surroundings. Finally, the applicant addressed that AT&T does not own the property directly adjacent to the residential properties but new trees will

be planted adjacent to their easement area to provide additional screening of equipment. Staff has not received any additional correspondence regarding the proposed use.

8. Time Limit

Per UDO Section 18.50.220.C.1, the first special use permit has a time limit of ten (10) years with subsequent renewals of ten (10) years each. Staff is recommending an approval period of ten (10) years which is consistent with the UDO requirement. The applicant requested a longer time limit as AT&T expects to be operational for a significantly longer time period. However, staff's recommendation is consistent with the UDO requirements and Kansas State Statute. In addition, Staff's recommendation is consistent with the practices and procedures of the City for telecommunications facilities that have been approved over the past several years throughout the community.

9. Comprehensive Plan Analysis

The following are criteria for considering special use applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090 G* and staff findings for each item:

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

PlanOlathe promotes that the installation and extension of all utilities will be consistent with the provisions of the comprehensive plan and with the responsibilities of the respective utility providers. The proposed use will conform with comprehensive plan principles and other planning policies adopted by the City.

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 proposed use is located interior to the development to provide the greatest extent of separation from the surrounding neighborhoods. The proposal meets the minimum height and setback requirements that are permitted for telecommunications facilities in a nonresidential district.

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

The surrounding properties contain R-1 and C-2 zoning districts which are both considered low-intensity, residential and commercial districts. The regulations for telecommunications facilities ensure that residents and businesses have reliable access to wireless telecommunications networks while also protecting the health, safety, welfare, and aesthetic character of the community.

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

The property is suitable for the permitted uses which it has been restricted within the CP-3 District; however, a special use permit is required to further evaluate the compatibility of the nature of this particular use given the existing conditions in the surrounding area.

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

The subject property is not currently vacant and was zoned CP-3 Planned Commercial District in 1978.

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

The proposed expansion to the telecommunications facility is located within the interior of the site to minimize visual impact from the arterial roadway and surrounding properties. Additional landscaping will be planted to provide screening of the ground equipment from residential properties located to the east and south.

G. The extent to which the proposed district 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 proposed use will have no impact on the surrounding road network or parking available on the property.

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

The proposed expansion of the telecommunications facility use is not anticipated to generate any environmental harm or pollution concerns.

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

The proposed telecommunications facility accommodates additional coverage for current and future wireless customers in the surrounding vicinity.

J. The gain, if any, to the public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

As presented, the proposed use does not negatively impact the health, safety, or welfare of the public.

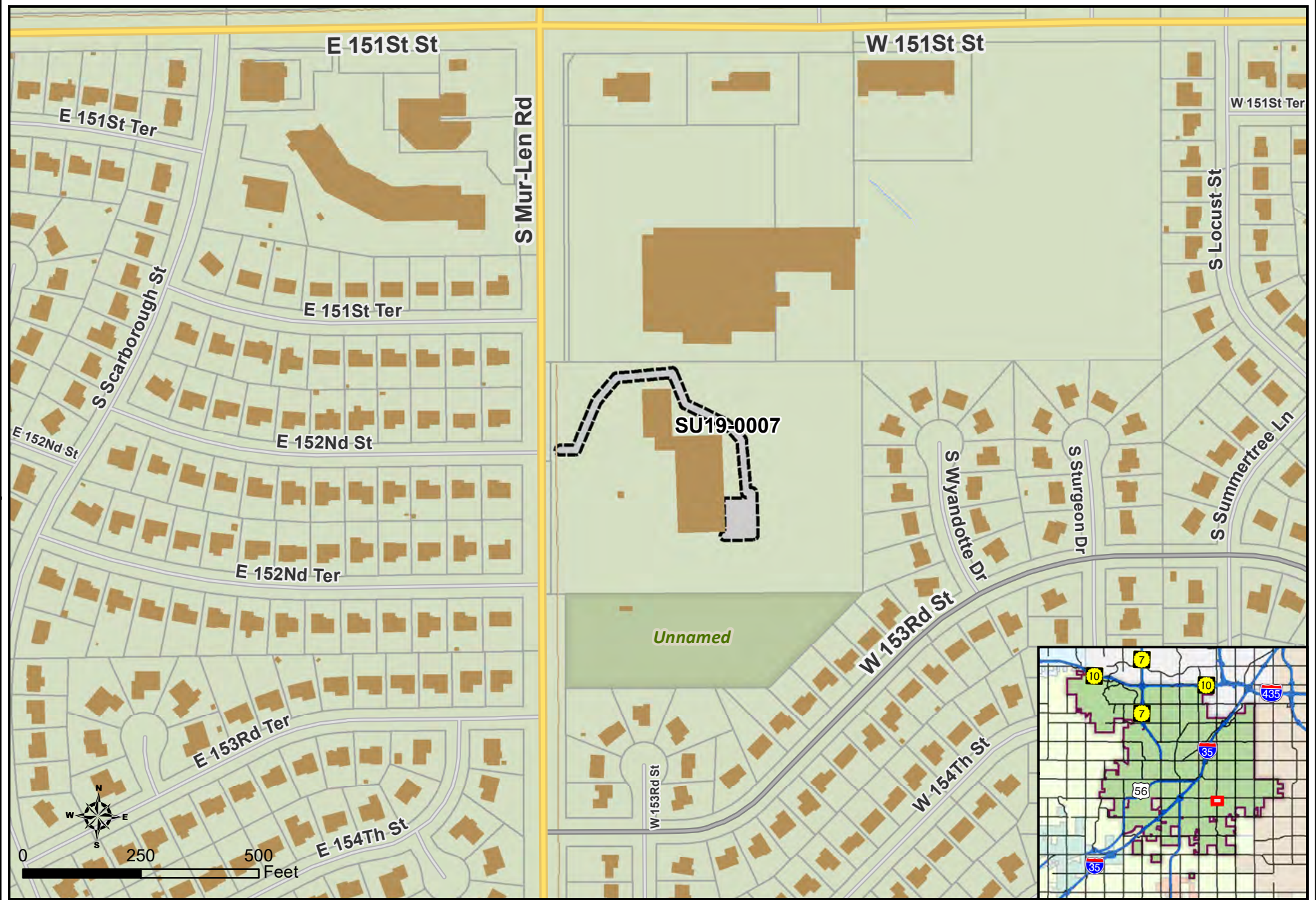
10. Staff Recommendation

A. Staff recommends approval of SU19-0007 for the following reasons:

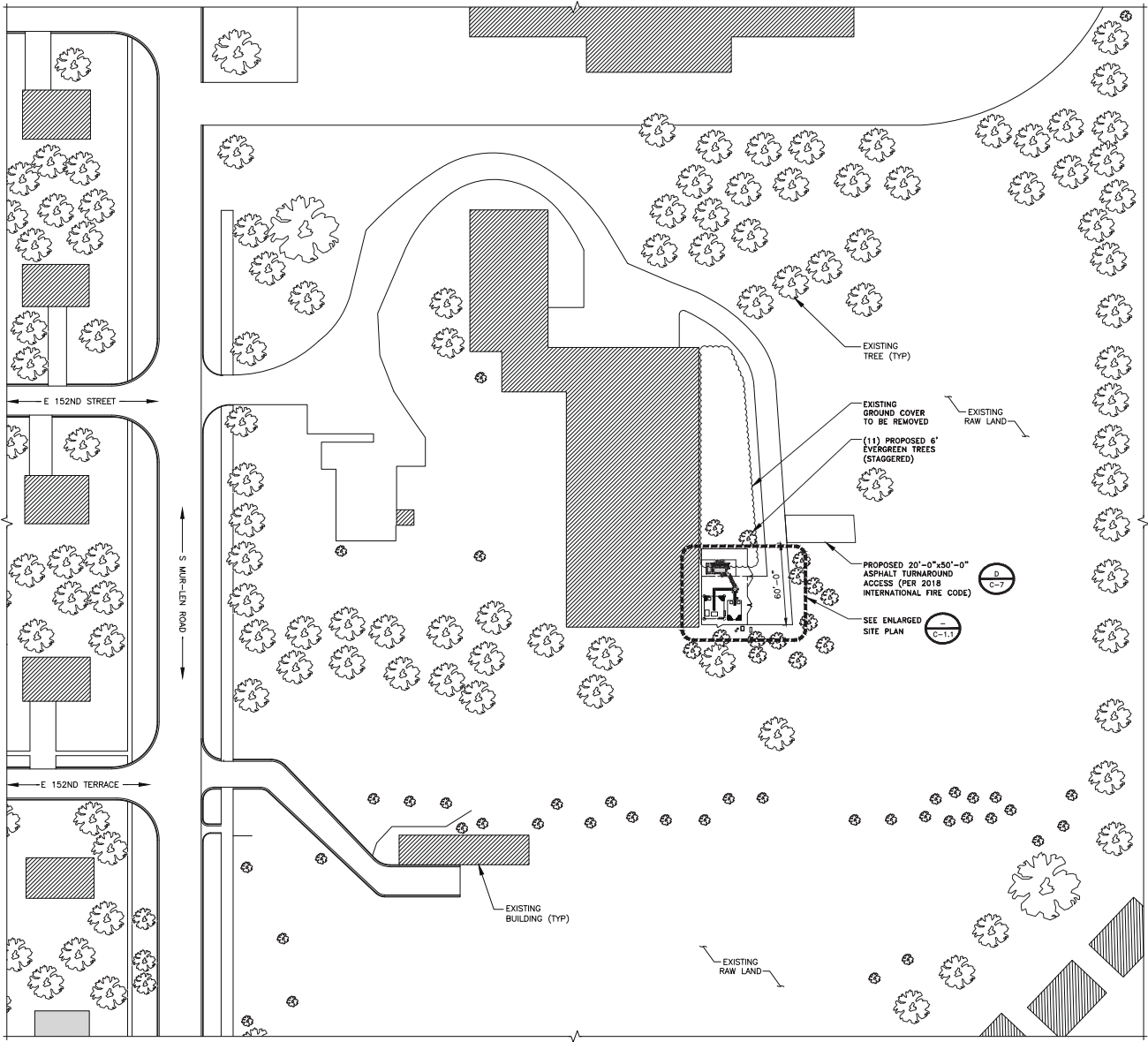
- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan*.
- (2) The complies with the *Unified Development Ordinance* criteria for considering special use permit applications.

B. Staff recommends approval of the special use permit (SU19-0007) with the following stipulations:

1. The special use permit is valid for a period of ten (10) years following Governing Body approval, with an expiration date of April 7, 2030.
2. A double row of six-foot tall evergreen trees must be planted north, east and south of the compound area prior to certificate of occupancy.
3. Any disturbed ground cover areas must be replanted with sod.



ATT TOWER AND ACCESS EASEMENT
SU19-0007



1. PROPERTY LINES ARE APPROXIMATIONS ONLY.

NOTES

CROWN CASTLE
1 CITY PLACE DR, SUITE 400
ST. LOUIS, MO 63141

BLACK & VEATCH
6800 W. 115TH ST, SUITE 2292
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO: 199711

DRAWN BY: GBG

CHECKED BY: MSH

REV	DATE	DESCRIPTION
1	01/17/20	PER JURISDICTION COMMENTS
0	09/16/19	ISSUED FOR CONSTRUCTION

MARIA BRIDGEWATER
LICENSED
21703
01/17/2020
KANSAS
PROFESSIONAL ENGINEER

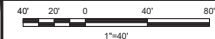
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

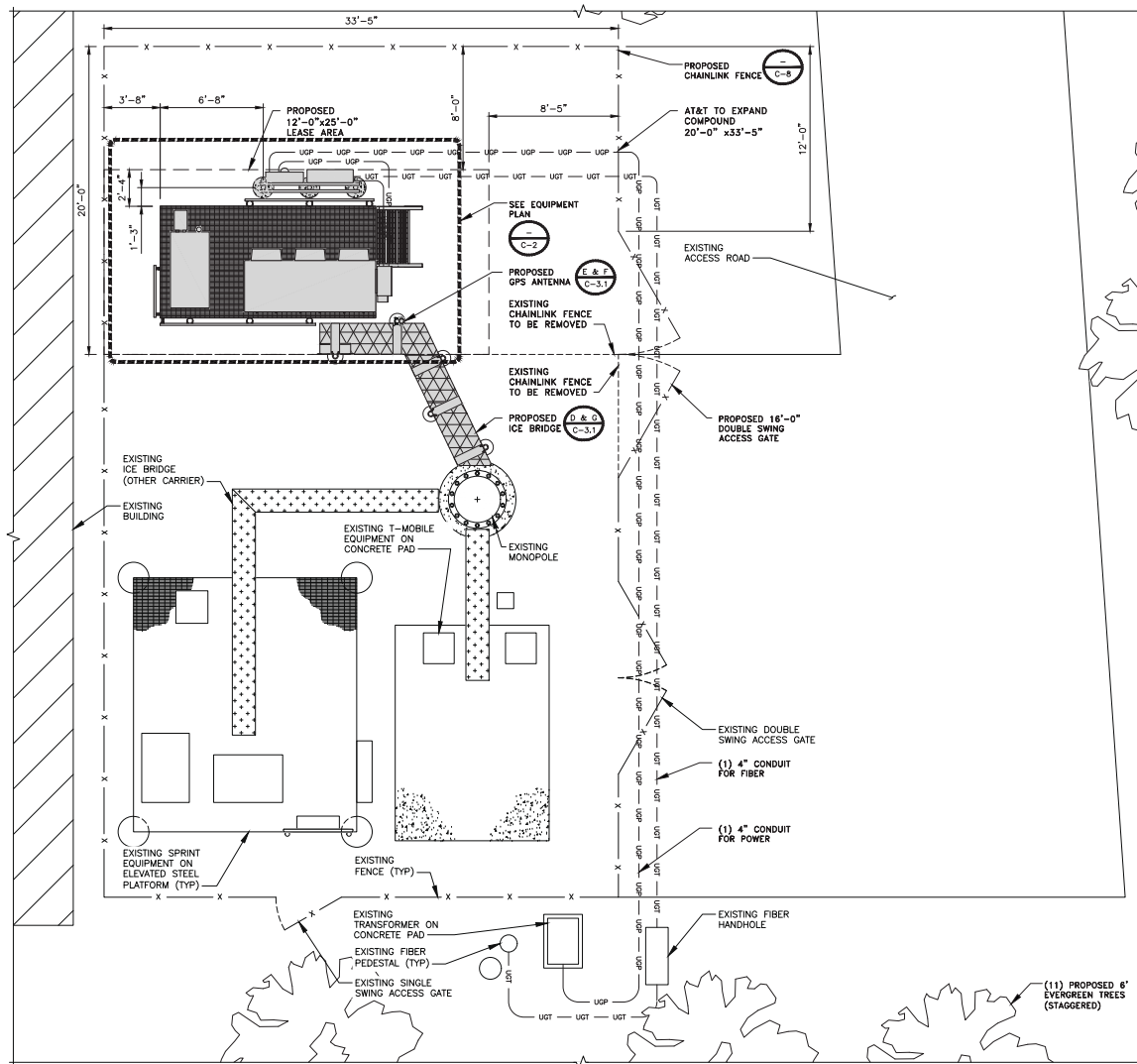
HERITAGE SQ OLATHE KS
KS6476
15201 MUR LEN ROAD
OLATHE, KS 66062
NSB - COLO

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

OVERALL SITE PLAN





ENLARGED SITE PLAN

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. PROPERTY LINES ARE APPROXIMATIONS ONLY.

NOTES

INSTALL:

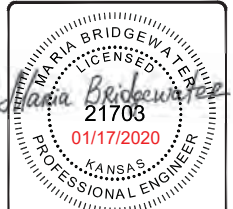
- (1) PROPOSED DELTA OUTDOOR WUC CABINET
- (1) PROPOSED VERTIV ELEVATED OUTDOOR PLATFORM ON HELICALS
- (1) PROPOSED KOHLER GENERATOR
- (1) PROPOSED 17'-0" LONG ICE BRIDGE
- (1) PROPOSED 4" CONDUIT FOR POWER AND
- (1) PROPOSED 4" CONDUIT FOR FIBER
- (1) DC12 SURGE SUPPRESSION UNIT
- (2) PROPOSED GPS ANTENNAS
- (1) PROPOSED 6'-0" H-FRAME
- (1) PROPOSED AT&T METER
- (1) PROPOSED HOFFMAN BOX
- REMOVE EXISTING GROUND COVER
- (11) PROPOSED 6" EVERGREEN TREES (STAGGERED)
- (1) PROPOSED CHAIN LINK FENCE WITH POLYPRO 95 (COLOR: BLACK) FENCE SCREENING (OR APPROVED EQUAL) (LENGTH ±65'-0")
- PROPOSED 20'-0" x 50'-0" TURNAROUND ACCESS FOR FIRE TRUCK

GROUND SCOPE OF WORK



PROJECT NO: 199711
DRAWN BY: GBG
CHECKED BY: MSH

REV	DATE	DESCRIPTION
1	01/17/20	PER JURISDICTION COMMENTS
0	09/16/19	ISSUED FOR CONSTRUCTION

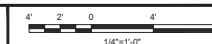


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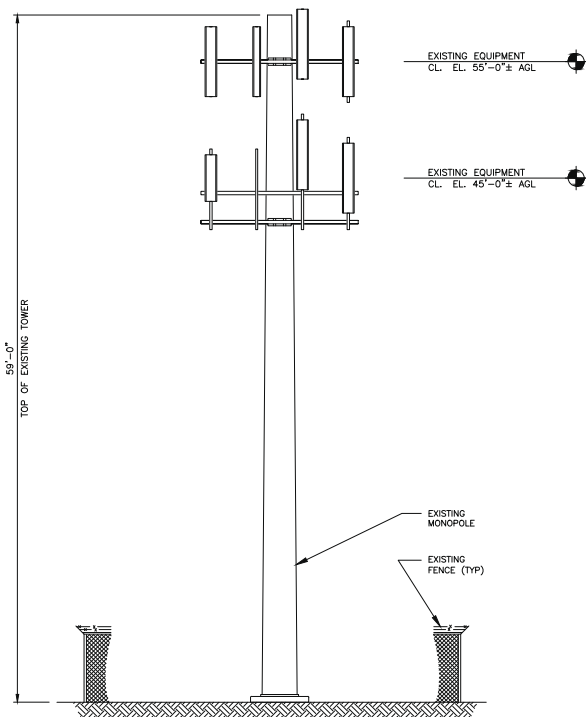
HERITAGE SQ OLATHE KS
KS6476
15201 MUR LEN ROAD
OLATHE, KS 66062
NSB - COLO

SHEET TITLE
ENLARGED
SITE PLAN

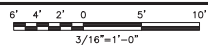
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C-1.1



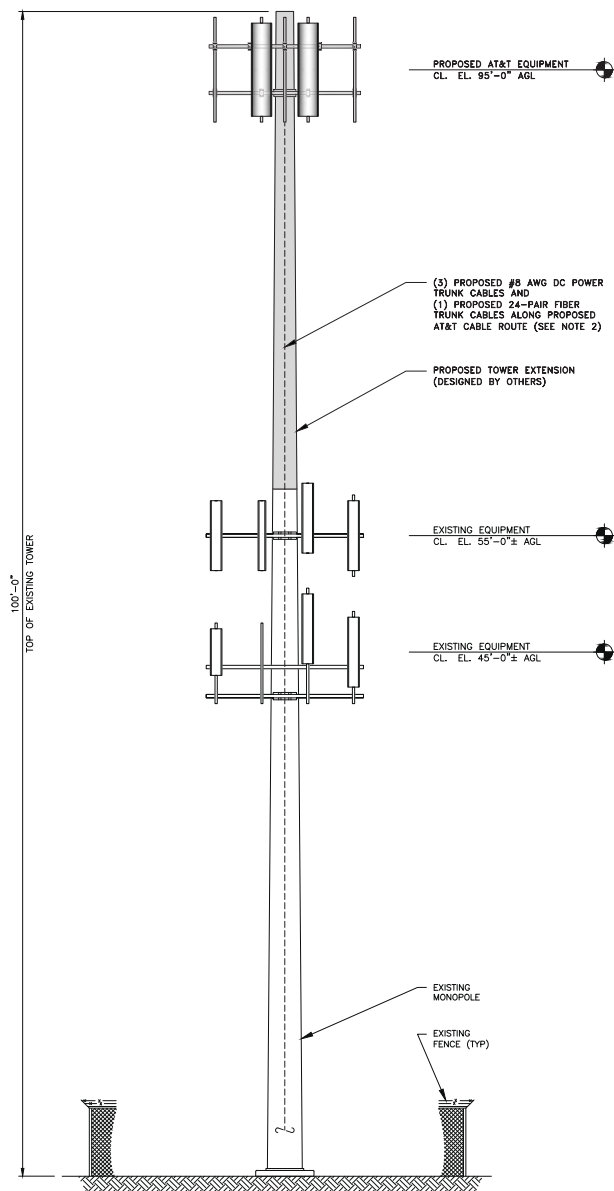
THIS DOCUMENT WAS PREPARED BASED ON THE INFORMATION PROVIDED TO BLACK & VEATCH. IF EXISTING CONDITIONS DO NOT REFLECT THOSE REPRESENTED, THESE CONSTRUCTION DRAWINGS ARE NO LONGER VALID.



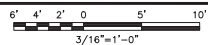
EXISTING ELEVATION



A



FINAL ELEVATION



B

INSTALL:

- (1) PROPOSED 13' PLATFORM MOUNT (KENWOOD PART # T1512KT12H-15396-M-H3)
- (6) PROPOSED ANTENNAS
- (9) PROPOSED RRH's
- (1) PROPOSED DC9 SURGE SUPPRESSION UNIT
- (1) PROPOSED FIBER TRUNK
- (3) PROPOSED DC POWER TRUNKS
- PROPOSED TOWER EXTENSION (DESIGNED BY OTHERS)

TOWER SCOPE OF WORK

C

NOT USED

D

- GROUND EQUIPMENT NOT SHOWN FOR CLARITY.
- PROPOSED FIBER/POWER TRUNKS SHALL BE RAN INSIDE THE MONOPOLE.
- A STRUCTURAL ANALYSIS PERFORMED BY CROWN CASTLE DATED AUGUST 01, 2019 HAS DETERMINED THAT THE EXISTING MONOPOLE HAS SUFFICIENT CAPACITY FOR THE PROPOSED IMPROVEMENTS.

GENERAL NOTES

E



PROJECT NO: 199711
DRAWN BY: GBG
CHECKED BY: MSH

REV	DATE	DESCRIPTION
1	01/17/20	PER JURISDICTION COMMENTS
0	09/16/19	ISSUED FOR CONSTRUCTION



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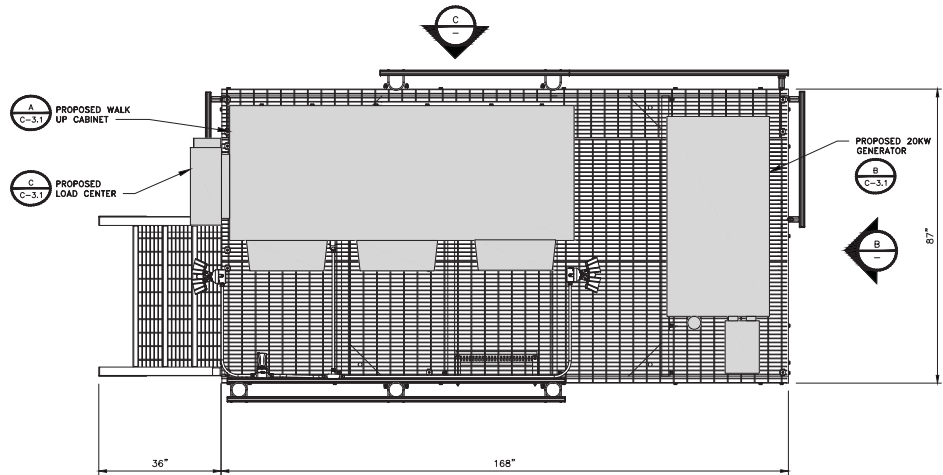
HERITAGE SQ OLATHE KS
KS6476
15201 MUR LEN ROAD
OLATHE, KS 66062
NSB - COLO

SHEET TITLE
ELEVATION

SHEET NUMBER

C-4

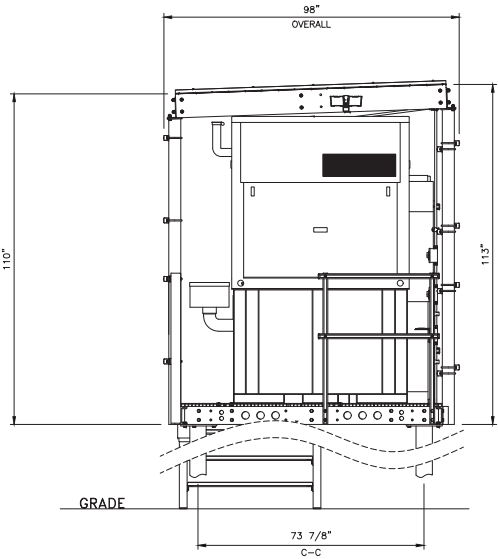
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WUC PLATFORM DETAIL

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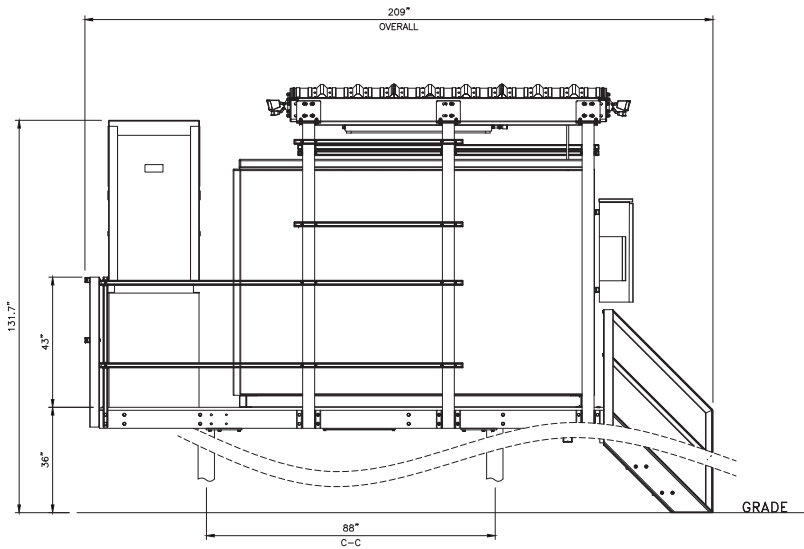
A



WUC PLATFORM ELEVATION

NO SCALE

B



WUC PLATFORM ELEVATION

NO SCALE

C

NOT USED

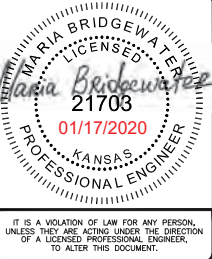
NO SCALE

D



PROJECT NO:	199711
DRAWN BY:	GBG
CHECKED BY:	MSH

REV	DATE	DESCRIPTION
1	01/17/20	PER JURISDICTION COMMENTS
0	09/16/19	ISSUED FOR CONSTRUCTION



HERITAGE SQ OLATHE KS
KS6476
15201 MUR LEN ROAD
OLATHE, KS 66062
NSB - COLO

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C-3



1 EXISTING



2 PROPOSED

AT&T MOBILITY SITE
NUMBER: **KSL06476**

ORDER #: 498415

BU #: **822158**

151ST & MUR-LEN

15201 MUR-LEN
OLATHE, KS 66062
JOHNSON

LAT: 38° 51' 06.94"
LONG: -94° 46' 41.38"

REVISIONS

NUMBER	DATE
0	11/14/19

VICINITY MAP

SHEET NUMBER:
P-1

REVISION:
0



1 EXISTING



2 PROPOSED



AT&T MOBILITY SITE
NUMBER: **KSL06476**

ORDER #: 498415

BU #: 822158

151ST & MUR-LEN

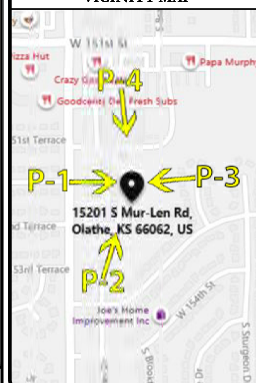
15201 MUR-LEN
OLATHE, KS 66062
JOHNSON

LAT: 38° 51' 06.94"
LONG: -94° 46' 41.38"

REVISIONS

NUMBER	DATE
0	11/14/19

VICINITY MAP



SHEET NUMBER:
P-2

REVISION:
0



1 EXISTING



2 PROPOSED

AT&T MOBILITY SITE
NUMBER: **KSL06476**

ORDER #: 498415

BU #: **822158**

151ST & MUR-LEN

15201 MUR-LEN
OLATHE, KS 66062
JOHNSON

LAT: 38° 51' 06.94"
LONG: -94° 46' 41.38"

REVISIONS	
NUMBER	DATE
0	11/14/19

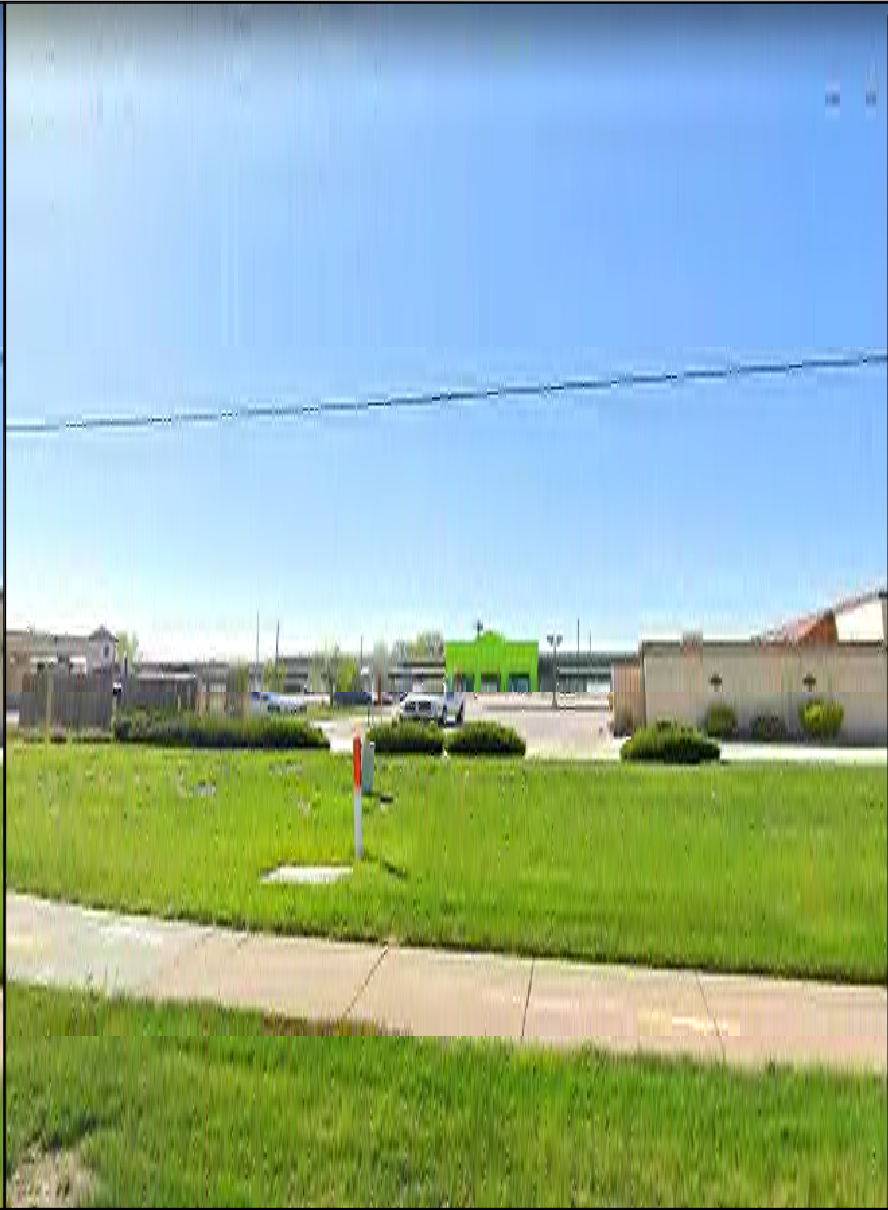
VICINITY MAP

SHEET NUMBER:
P-3

REVISION:
0



1 EXISTING



2 PROPOSED



AT&T MOBILITY SITE
NUMBER: **KSL06476**

ORDER #: 498415

BU #: **822158**

151ST & MUR-LEN

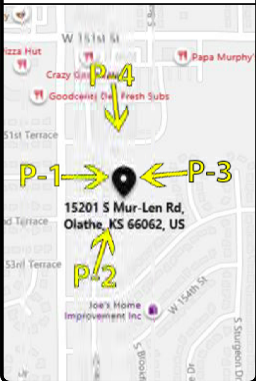
15201 MUR-LEN
OLATHE, KS 66062
JOHNSON

LAT: 38° 51' 06.94"
LONG: -94° 46' 41.38"

REVISIONS

NUMBER	DATE
0	11/14/19

VICINITY MAP



SHEET NUMBER:

P-4

REVISION:

0

PROPOSED AT & T NEW COLOCATION

LOCATION:

15201 Mur-Len
Olathe, Kansas 66062

PURPOSE: This project will add AT &T to the existing tower to increase / improve their available coverage in the area and support upcoming technology upgrades. Adding equipment in this location will provide better service, increased coverage and data capacity, to constituents in Olathe.

PROJECT SCOPE:

1. Tower height increase of 40ft with a 20 ft compound extension off the North end of the existing compound.
2. Adding a 14 x17 raised platform for generator and equipment cabinets.
3. Adding Sector mounts with 6 Antennas, 6 RRH's and 1 surge suppression unit

Benefit: AT&T is proposing this height increase at this location due to geographic and network related demands. Carriers, like AT&T, do not typically propose height increases of this nature unless the topography and network demand it. The new collocation at this existing site is the least intrusive means to provide coverage for their customers even with the proposed height increase of the existing tower. When AT&T performs a site selection analysis they select candidates that are inside their search area, meet Radio Frequency objectives, and are leasable, zonable and buildable. The tower at 15201 Mur-Len meets all three of those criteria. In addition to supporting AT&T, this height increase has the capacity to support an additional cellular provider in the future. Collocation on existing support structures deters construction of additional towers in the community.



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

December 27, 2019

Property Owner

RE: Neighborhood Meeting
AT & T Project at 15201 Mur -Len
SUP19-0007

Dear Property Owner:

Please be advised that a formal application has been submitted to the City of Olathe seeking approval of a tower height increase of 40 ft and compound expansion for the existing tower located at 15201 Mur-Len, Olathe, Kansas 66062, more accurately described as:

All that part of the West ½ of the Northwest ¼ of section 8, Township 14, Range 24, Johnson County, Kansas, except the North 924 feet of the West ½ of the Northwest ¼ of Section 8, Township 14, Range 24, Johnson County, Kansas

The applicant is asking the City to approve this application to allow a new collocation on the existing tower at the described property.

In compliance with the Olathe Unified Development requirements, 18.40.030, a Neighborhood Meeting will be held to provide an opportunity to inform residents of the proposed project. Residents will have an opportunity to ask the applicant questions about the project. The Neighborhood Meeting will be held on January 8, 2020 at 6:00 p.m. at the Olathe Community Center, 1205 E. Kansas City Rd, Olathe, KS 66061.

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Tina Fedele'.

Tina Fedele
Real Estate Specialist

Tel (724) 416-2339
Fax (724) 416-4339
Tina.Fedele@crowncastle.com

Neighborhood Meeting Minutes

Conducted on: January 8, 2020 at 6PM

Location: Olathe Community Center
1205 E. Kansas City Rd
Olathe, KS 66061

Introduction of the project :

Travis Schenk of CCTMO LLC (Crown Castle), the tower owner and representative of the applicant, welcomed the five attendees and asked them to sign the attendance sheet (attached). Travis Schenk briefly explained how carriers select sites to put up their antennas. Carriers look at coverage gaps as well as consumer demand on their network. AT&T in this case identified this area as having both a significant coverage gap as well as a future gap in capacity. The applicant explained the difference between coverage and capacity. The applicant also discussed that FirstNet equipment would be included on this tower, which is dedicated bandwidth for emergency services. The applicant then discussed the details of the project including the proposed height increase of the existing tower. The applicant displayed the photosimulations, printed and projected on screen, that are part of the public hearing package. The applicant demonstrated using a standard measuring tape the distance of forty (40) feet. The room used for the neighborhood meeting was more than forty (40) feet long. The applicant also projected on screen the proposed site plan and elevation drawings of the tower site.

One of the attendees stated that they would be sending a petition of protest to the neighborhood.

Questions asked:

- 1) Are there other sites available? Why this tower?

Applicant reiterated how carriers like AT&T go about improving their network coverage using Radio Frequency engineering principals. AT&T determined that there is a significant gap in coverage around this site and this existing monopole was the best location to address the coverage gap.

Other locations were studied, but this existing tower presented the best option to address the service demands in the least intrusive manner.

- 2) When will the tower extension be constructed?

AT&T would like the extension built and equipment placed on the tower before the end of 2020, but the schedule is always effected by weather and equipment availability.

- 3) Can trees be placed along the property line abutting the residential properties so that the future growth of the trees will block the view of the tower?

Crown Castle does not own the property that abuts the residential neighborhood nor does it lease any land from the Fee Owner of that land and, therefore, we do not currently have any

agreements with said property owner to provide landscaping at the property lines abutting the residential neighborhood.

- 4) Is there some sort of camouflage that can be used for this installation?

Due to existing site conditions – the tower is up against an existing industrial style building and in the middle of a large lot with relatively new and short trees – the provision of traditional stealthing such as a faux tree, would not serve to blend the tower into its surroundings.

Furthermore, faux trees are not designed to conceal equipment at close range but are designed to blend in at medium and long range distances. Concealing the tower in this manner would not help the adjacent neighborhoods.

- 5) Will there be lights on the tower?

No. The FAA is not requiring any navigation lights to be installed.

The meeting adjourned at 7PM.

NAME

ADDRESS[illegible]

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	<u>RZ19-0023:</u> Rezoning from BP (Business Park) District to C-2 (Community Center) District and a revised preliminary site development plan for Chinmaya Mission
Location:	Southwest of 153 rd Street and Pflumm Road
Owner:	Dwight Beachboard; Rew Kansas Properties LLC
Applicant:	Rajasree Prakash; Chinmaya Mission Kansas City
Engineer:	Murali Ramaswami
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner

Site Area:	<u>16.13± acres</u>	Proposed Use:	<u>Religious Institution</u>
Building Square Footage:	<u>15,612 square feet</u>	Plat:	<u>Unplatted</u>
Existing Zoning:	<u>BP (Business Park)</u>	Proposed Zoning:	<u>C-2 (Community Center)</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Employment Area	Vacant	BP	4	Office / Civic Building
North	Employment Area/ Secondary Greenway	Vacant / Olathe Girls Softball Complex	C-2 / AG	-	-
South	Employment Area	Vacant	BP	-	-
East	Employment Area	Johnson County Executive Airport	AG	-	-
West	Conventional Neighborhood	Single Family Residential	R-1	-	-

1. Proposal

The applicant is requesting a rezoning from BP (Business Park) District to C-2 (Community Center) District and a preliminary site development plan for Chinmaya Mission. The subject property is located west of Pflumm Road and south of 151st Street.

The applicant is requesting the rezoning to the C-2 District to develop a religious institution on the subject property. Religious institutions are permitted by right in the C-2 District along with lower-intensity commercial, recreational and civic uses. The preliminary site development plan includes an assembly space and classroom building totaling 15,612 square feet.

2. History

The subject property was annexed into the City in March 1985. The subject property and property immediately adjacent to the south were rezoned to the BP District in 2000 (RZ-02-00) with a preliminary site development plan for a business industrial park with six buildings totaling 205,800 square feet. The previously approved plan included two 73,500 square foot buildings along Pflumm Road and four smaller buildings ranging between 10,000 and 18,000 square feet west of the pipeline easement that bisects the property.

3. Existing Conditions

The subject property is currently vacant and has never been developed. The only vegetation that exists on the subject property is native grass and a narrow line of trees along the east side of the property within the Pflumm Road right-of-way. There are also significant gas easements approximately 133 feet in width that extend north to south within the western portion of the property.



View of site looking west from Pflumm Road.



Aerial view of subject property

4. Zoning Requirements

- a. **Uses** – The proposed religious institution use is permitted in the C-2 (Community Center) District. The C-2 District permits a variety of lower-intensity commercial uses that primarily serve surrounding neighborhoods. Due to the proximity of the proposed district to the R-1 (Residential Single-Family) District, the applicant and staff have agreed on a list of a few prohibited uses as detailed within the attached Exhibit A. The described prohibited uses are not as compatible with character of the surrounding neighborhood due to their intensity, hours of operation or auto-oriented nature. The applicant is amenable to all uses listed in Exhibit A and any future modifications would be required to follow the zoning amendment process as prescribed in the UDO.
- b. **Maximum District Size** – The maximum district size in the C-2 District is 18 acres and the 16.13± acre property is compliant with this UDO requirement.
- c. **Building Height** – The maximum building height in the C-2 District is 2 stories or 35 feet. The proposed building has a maximum height of 32 feet which meets the UDO requirement.

- d. **Setbacks** – Parking and paving areas for developments in the C-2 District must be setback a minimum of 15 feet from street right-of-way and a minimum of 10 feet from adjacent property lines. The entry drive along the east side of the property is set back from the right-of-way approximately 19 feet and from the northern property line approximately 49 feet. Table 1 lists the building setbacks required in the C-2 District and proposed on the site plan.

Table 1: Building Setbacks		
	UDO Requirement	Proposed Plan
<i>North</i>	7 ½ feet	170± feet
<i>South</i>	7 ½ feet	396.3± feet
<i>East</i>	15 feet (minimum) 150 feet (maximum)	90.3± feet
<i>West</i>	7 ½ feet	624± feet

5. Site Design Standards

The subject property is subject to **Site Design Category 4** (UDO 18.15.120). The requested zoning district was used to determine the site design category as the proposed land use does not align with the Employment Area future land use designation. The following is a summary of the site design requirements:

- a. **Outdoor Amenity** – An outdoor amenity space for users of the property must cover at least 10% of the site area. A landscaped courtyard and common greenspace with landscaping are planned to meet this requirement.
- b. **Parking Pod Size** – Development subject to Site Design Category 4 permits a maximum of 80 parking spaces in one parking pod. The largest parking pod on the revised preliminary site development plan is 9 stalls, therefore the plan is compliant with parking pod size requirements.
- c. **Pedestrian Connections** – Development in Site Design Category 4 must provide pedestrian connections from surrounding development, parking, and adjacent transit stops. A pedestrian connection will be provided from the sidewalk along the entry drive to Pflumm Road to meet the UDO requirement.
- d. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. A note has been added on the preliminary development plan stating that the drainage feature will comply with this UDO requirement.

- e. **Landscape Buffer** – Buffer standards apply to development in Site Design Category 4 when developments are located adjacent to any residential zoning district. A buffer will be provided adjacent to the R-1 District to fulfill this requirement.

6. Building Design

Religious institutions in nonresidential zoning districts are subject to the “Office and Civic” building design standards provided in UDO, Section 18.15.020.G.8. Conceptual renderings and elevations were provided with the preliminary site development plan that indicate the proposed building materials and architectural style. Significant amounts of glass are proposed along with a limestone veneer to be incorporated on façades of the classroom building. The assembly space is proposed to be clad with glass on all sides, with a wood rainscreen mounted to the exterior of the building. The main entry to the building will be covered with a canopy and a tower feature on the assembly space reaching a total of 31 feet in height to meet façade expression requirements.

The primary south and east façades of the proposed building are required to contain a minimum of two (2) materials from Class 1 or two (2) materials from Classes 1 and 2 on a minimum 70% of the façade, with a minimum of 25% clear glass. The applicant will be incorporating additional vertical and horizontal articulation, increasing the quantity of Class 1 building materials, and decreasing the amount of metal trim provided on the building through the final site development plan.

7. Development Requirements

- a. **Site Access** – Access to the site will be provided through an access drive from Pflumm Road within the northeast portion of the site. This location promotes the greatest distance of stacking for vehicles as they enter and exit the property.
- b. **Landscaping** – The site plan illustrates the proposed landscaping on the subject property. Type 1 buffers will be provided along the northern and southern property lines, and a Type 5A buffer will be provided along the west property line adjacent to the single-family residential properties. To fulfill the Type 5A buffer requirements, a 30-foot wide buffer area will be planted with a double row of evergreen trees on top of a five-foot tall berm. Landscaping will be provided along Pflumm Road to meet the minimum UDO requirements for nonresidential properties adjacent to arterial streets. The applicant will provide landscaped islands throughout the parking lot and will provide a landscaped grove area between the parking lot and the main classroom building.
- c. **Parking** – The required parking is based on the occupancy of the assembly space and size of the classroom spaces. The preliminary site development plan includes a total of 130 parking spaces which is greater than the minimum 126 parking spaces required for the property. The applicant also provided information regarding the number of vehicles typically visiting their current location which is slightly fewer than the number of parking spaces being provided. The proposed parking lot is located approximately 350 feet from the nearest residential property and no parking spaces are designed in a manner that would directly orient headlights of vehicles towards the residential properties.
- d. **Public Utilities** – The property is within the City of Olathe Water and Johnson County Wastewater service areas. An extension of the public waterline will be required to serve the proposed development.

8. Proximity to Airport

The subject property is located within one mile of the Johnson County Executive Airport and within the Johnson County Executive Airport Interest Area, which is identified in the Johnson County Executive Airport Comprehensive Compatibility Plan. The airport future land use map promotes commercial uses and airport compatible businesses in the area southwest of 151st Street and Pflumm Road directly west of the airport. All development applications within one mile of the airport are subject to review by the Johnson County Airport Commission and the Board of County Commissioners. The Johnson County Planning Department has provided preliminary comments and County Staff have no objections regarding the proposed rezoning and preliminary site development plan.

9. Neighborhood Meeting and Public Notice

The applicant held a neighborhood meeting on February 3, 2020 with eleven (11) residents in attendance. Topics of discussion at the meeting included future plans for expansion, funding of the project, buffering and screening provided to the west, drainage, widening of Pflumm Road, and landscaping.

Individuals at the neighborhood meeting expressed concerns with the wall that was originally proposed along the western property boundary with the single-family homes. In response to the discussion with attendees, the applicant revised the plans to include a double row of evergreen trees in addition to the minimum required plantings which is another option to fulfill the buffering requirements.

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. Staff has received an email and a phone call from the adjacent property owner to the north, who stated they were supportive of the project.

10. Comprehensive Plan Analysis

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as "Employment Area". The C-2 (Community Center) District does not align with the Employment Area future land use designation of the property; however, staff has determined that the proposed C-2 District and religious institution are more suitable for the subject property, for the following reasons:

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 promotes the use of zoning as a tool to avoid conflict between potentially incompatible uses that vary in scale and intensity. The proposed development provides increased cohesiveness with the single-family residential neighborhood to the west and the existing C-2 District to the north. The proposed development increases the compatibility of land uses, as detailed in Policy LUCC-8.2, below:

Policy LUCC-8.2: Compatibility of Adjacent Land Uses. *"Where a mixture of uses is not appropriate or uses are not complementary, use zoning as a tool to*

avoid or minimize conflicts between land uses that vary widely in use, intensity, or other characteristics. This may include buffering, landscaping, transitional uses and densities, and other measures. Protect industry from encroachment by residential development and ensure that the character and livability of established residential neighborhoods will not be undermined by impacts from adjacent non-residential areas or by incremental expansion of business activities into residential areas.”

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 property adjacent to the west is developed with an existing single-family residential neighborhood and the property to the east, across Pflumm Road, is developed with the Johnson County Executive Airport. The Airport property is developed with buildings spaced far apart, and set back significantly from Pflumm Road, with high amounts of open space and low floor-to-area ratios. The homes in the neighborhood to the west are two stories tall and are finished with stucco and siding. The proposed development is more compatible with the scale, building height, massing, and open space with the surrounding neighborhood than the character typically developed through the existing BP District.

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

The vacant property to the north is zoned C-2 (Community Center) District and Olathe Girls Softball Complex is located within the AG (Agricultural) District. The properties to the west are developed with single-family homes zoned R-1 (Residential Single-Family). The property directly east is zoned AG and is developed with the Johnson County Executive Airport. Finally, the property to the south is zoned BP and is currently undeveloped. The proposed C-2 District and development of a religious institution would be harmonious with the zoning and uses on surrounding properties. The district promotes neighborhood-oriented development with a mix of lower-intensity uses that fit the size scale and intensity of a suburban neighborhood setting. The adjacent portion of the BP District to the south does restrict more intense industrial uses and contains specific site and building design requirements which promote compatibility with the proposed district and surrounding zoning districts.

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

The current BP (Business Park) District permits a variety of office, warehousing and light industrial uses. Uses permitted in the BP District are not as compatible with the single-family residential development abutting the property to the west as uses permitted in the proposed C-2 District. Uses permitted in the BP District can generate the potential for increased conflicts with residential properties due to the scale of buildings permitted, possibility of noise, lighting and other factors typically generated by the permitted uses. Additionally, the pipeline easement that bisects the property provides a challenge for the development of uses that would typically be constructed in the BP District. The lower intensity uses permitted in the C-2 District including the

proposed restriction of some commercial uses on the property promotes a more suitable mix of uses that complement surrounding neighborhoods.

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

The subject property was rezoned to the BP District in 2000 and has been vacant since that time. The rezoning in 2000 included a related preliminary site development plan for the property but was never developed. Approximately 61 acres in the general vicinity along Pflumm Road were zoned BP District between 2000 and 2003 and have never been developed for their intended business park uses.

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

The proposed rezoning to the C-2 District and related preliminary site development plan will not detrimentally affect nearby property values. In addition to the minimum required setbacks and landscaped buffers between C-2 and R-1 Districts, approximately 133 feet of easements provide additional separation from the proposed development to the existing single-family neighborhood.

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

The trips generated by the church will not adversely affect the capacity or safety of the road network in the general vicinity. The parking lot proposed to the south of the church consists of an adequate number of spaces for the proposed use of the building. Trips generated by the proposed use will typically be during off-peak hours which promotes more cohesive traffic patterns with surrounding residential and commercial uses.

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

The proposed development will comply with the requirements of Title 17 of the Olathe Municipal Code, and will not create air pollution, water pollution, noise pollution, or other environmental harm.

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

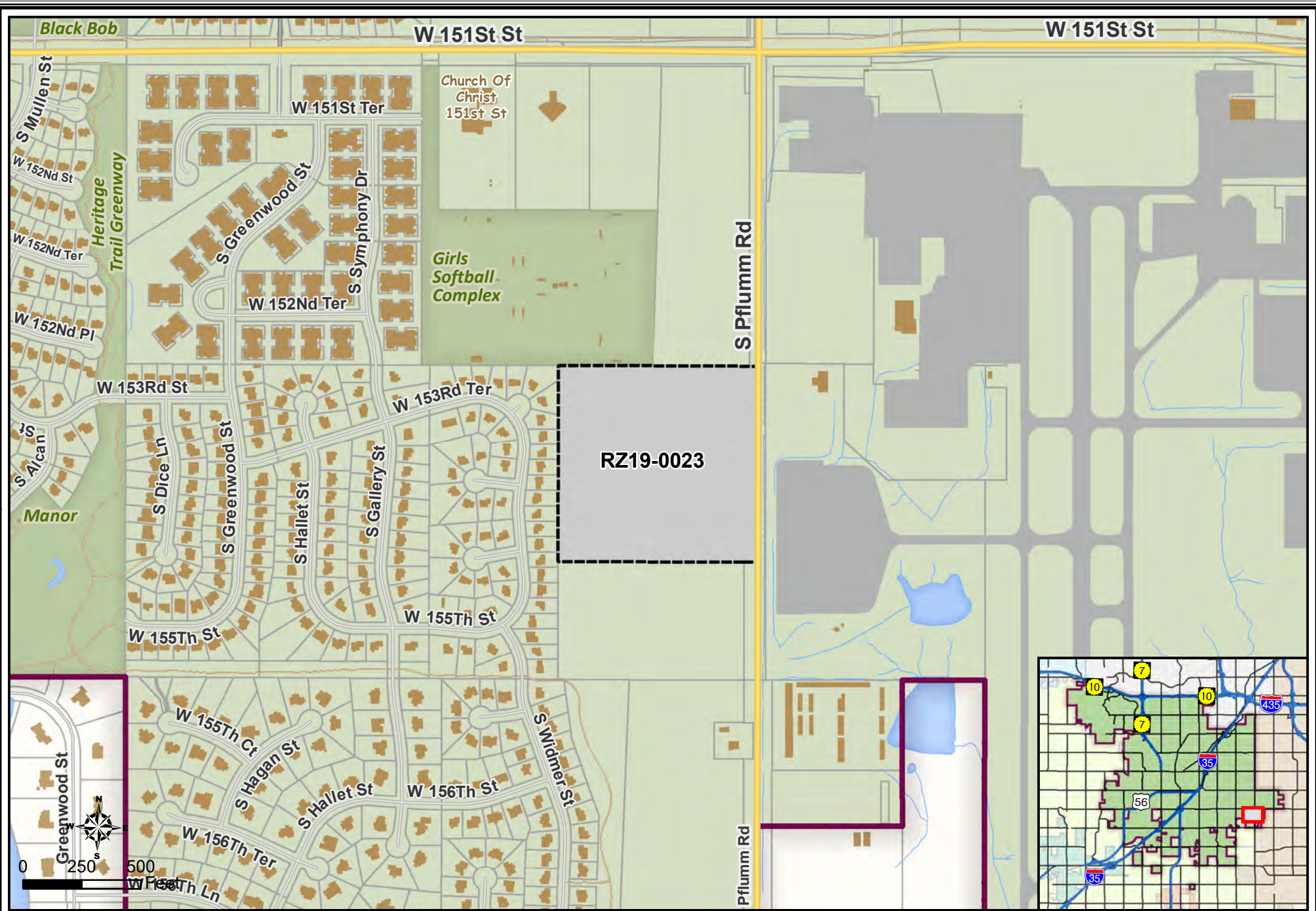
Religious assemblies can add value to the community through social capital, jobs, volunteer opportunities, community services, and physical resources among many other impacts.

J. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

If the rezoning were denied, the applicant would not be able to develop the proposed use in the existing BP District. The rezoning facilitates the proposed use and adopts a district that is compatible with surrounding neighborhoods. Additionally, the proposed zoning does not negatively impact the public health, safety and welfare as presented.

11. Staff Recommendation

- A. Staff recommends approval of RZ19-0023, Chinmaya Mission for the following reasons:
 - 1. The proposed development complies with the policies and goals of the *Comprehensive Plan* for Land Use (LUCC-6).
 - 2. The requested rezoning to the C-2 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the C-2 District, with the following uses prohibited:
 - 1. Any Distance Restricted Business as provided in Olathe Municipal Code, Chapter 5.43
 - 2. Animal Care, Outdoor Kennel
 - 3. Auto Supply (Parts) Stores
 - 4. Bars, Taverns, and Drinking Establishments
 - 5. Building Materials Sales – Without Lumberyard
 - 6. Convenience Stores, with or without Gas Sales and Gas Stations
 - 7. Entertainment Establishment
 - 8. Hospital
 - 9. Hotel/Motel
 - 10. Liquor Store
 - 11. Pawnshops
 - 12. Vehicle Services
 - 13. Woodworking Shops
- C. The following stipulations apply to the preliminary site development plan:
 - 1. A final site development plan must be approved, and a final plat recorded prior to building permit submittal.
 - 2. Landscaping, parking and paved areas will meet the requirements of the UDO during final site development plan review.
 - 3. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
 - 4. All new on-site wiring and cables must be placed underground.
 - 5. The fire hydrant and Fire Department Connection (FDC) proposed must be within 3 feet of the curb.



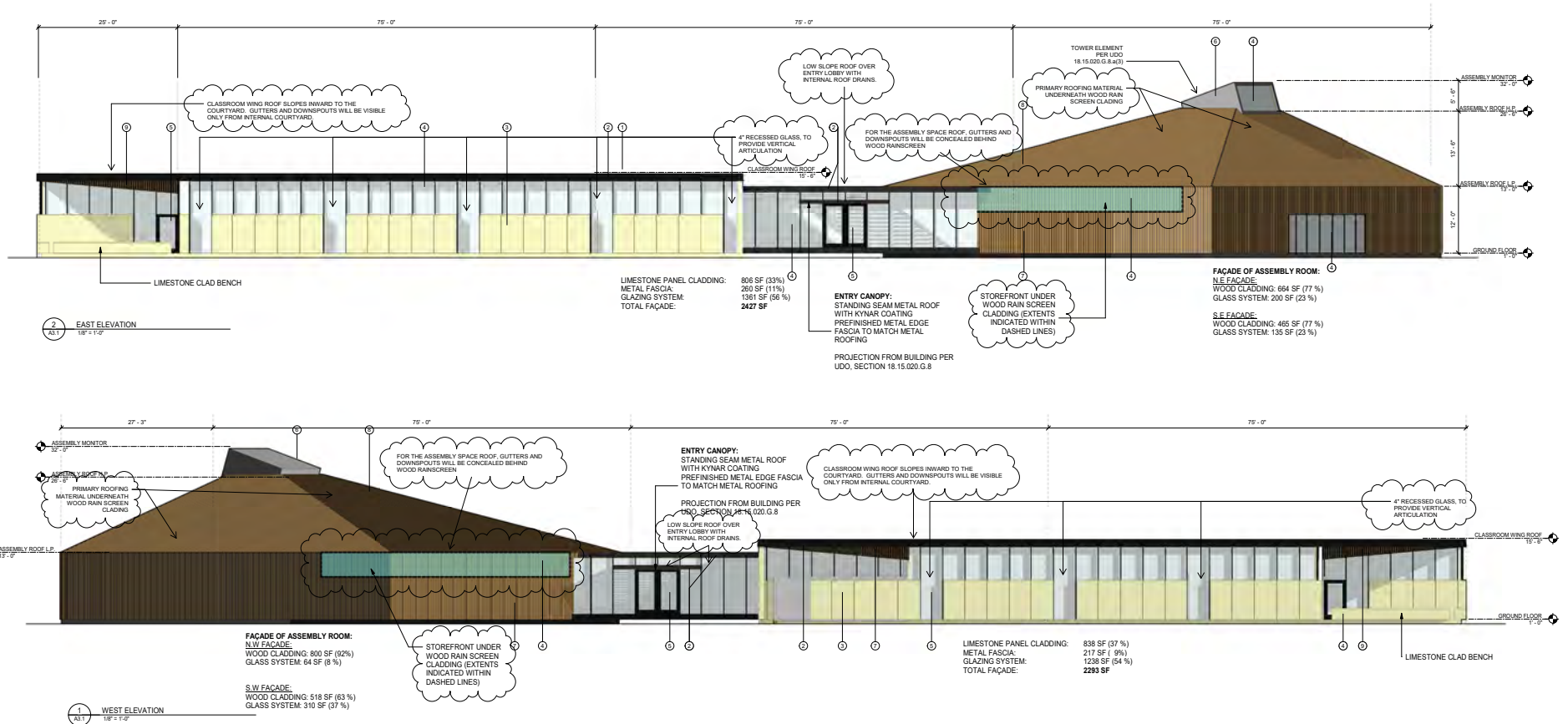
CHINMAYA MISSION
RZ19-0023

ELEVATION NOTES

1. ALL ROOFTOP EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT WHICH IS COMPATIBLE WITH THE BUILDING ARCHITECTURE AND INTEGRAL TO THE OVERALL APPEARANCE OF THE BUILDING.
2. ALL SOFFITS OR OVERHANGS TO BE PROPORTIONAL, WITH A MINIMUM PROJECTION OF 6".

MATERIAL LEGEND

1. STANDING SEAM METAL ROOF (CLASS 1 ROOF) WITH KYNAR COATING
2. PREFINISHED METAL EDGE FASCIA TO MATCH METAL ROOFING
3. LIMESTONE PANEL CLADDING
4. THERMALLY BROKEN ALUMINUM STORE FRONT SYSTEM WITH 1" INSULATED LOW-E VISION GLASS
5. ALUMINUM ENTRY DOOR SYSTEM TO MATCH STORE FRONT SYSTEM
6. ARCHITECTURAL METAL WALL PANEL 1" WITH KYNAR FINISH
7. WOOD RAIN SCREEN CLADDING SYSTEM
8. ASPHALT SHINGLE OR EQUAL (CLASS 2 ROOF) UNDERNEATH WOOD RAIN SCREEN CLADDING & CONCEALED GUTTER
9. SUPERIOR WOOD SOFFIT



CHINMAYA MISSION

NEW FACILITY

APPLICANT
RAJASREE PRAKASH
CHINMAYA MISSION KANSAS CITY
10711 CEDAR ST
OVERLAND PARK, KS 66224

ARCHITECT
RAMASWAMI ARCHITECTS
340 NORTH LEITHGOW STREET
PHILADELPHIA, PA 19123

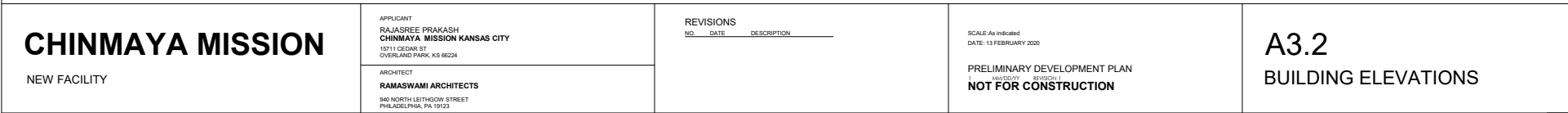
REVISIONS

NO. DATE DESCRIPTION

SCALE: As indicated
DATE: 13 FEBRUARY 2020

PRELIMINARY DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

A3.1
BUILDING ELEVATIONS





PROPOSED KANSAS CITY CHINMAYA MISSION – AERIAL VIEW OF SITE LOOKING NORTH



PROPOSED KANSAS CITY CHINMAYA MISSION – AERIAL VIEW FROM NORTH EAST



PROPOSED KANSAS CITY CHINMAYA MISSION –ENTRY VIEW FROM NORTH EAST

March 3, 2020

To: Zach Moore, City of Olathe

From: Sean Pendley, Johnson County Planning Department

Re: **City of Olathe Application No. RZ19-0023, Rezoning from BP to C-2 and Preliminary Site Development Plan for Chinmaya Mission**

This letter is written on behalf of the Johnson County Planning Department with regard to the above referenced proposed project.

The subject property is within 1 mile of the Johnson County Executive Airport. Pursuant to K.S.A. 3-307e, any changes in existing city zoning must have the approval of the Board of County Commissioners of Johnson County, Kansas (BOCC), to be valid and effective.

The following are preliminary comments from the Johnson County Planning Department staff for the subject rezoning applications and may not necessarily reflect the official views or comments of the Airport Commission or BOCC:

1. The *Executive Airport Comprehensive Compatibility Plan* (Plan) shows this property located within the "Airport Interest Area", and the site is planned for "Airport Compatible Business" (see attached Future Land Use Map). The Airport Compatible Business category is intended to support uses related to the airport or similar uses such as offices, warehouses and commercial buildings. Meeting places, auditoriums, and the like are not recommended.
2. The Plan, generally concludes that nonresidential uses are compatible with airport operations provided there is avoidance of land uses that attract crowds in excess of 500 persons such as hospitals, schools, theaters, stadiums at any one time, or concentrates persons who are unable to respond to emergency situations such as day care establishments (child or handicapped), nursing homes and elder care facilities.
3. The preliminary development plan identifies an assembly space and classroom building with a total building area of 15,612 square feet. The applicant's statement of purpose indicates there would be approximately 150 adults and 225 children for a total of approximately 375 people within the building at the peak time of services on Sundays. In addition, according to the applicant, children in the building must be accompanied by an adult at all times so they would have assistance in the case of emergencies. On other days of the week, there would be a total of approximately 25 people in the building as part of scriptural studies and other activities.
4. Parking, lighting and other site improvements should not conflict with the airport or aircraft operations. Details for lighting, light poles, and other site improvements shall be provided with the final site development plan.
5. Required FAA documents, including Form 7460, shall be submitted to and approved by FAA for all aspects of the development.
6. Acknowledgment of Noise Impact area and noise attenuation/sound proofing construction standards should be considered for the proposed buildings.

7. Affidavits of Interest regarding the Johnson County Executive Airport shall be filed in the chain of title for the subject property and the appropriate language for the Airport Affidavit of Interest shall be included on the final plat.
8. Permanent water features or wet-bottom drainage areas should not be located within the subject property.
9. Final site development plan(s) and final plat(s) for the subject property shall be approved by the BOCC.

Staff has no objections to this application for rezoning to C-2 (Commercial) district and preliminary development plan for a religious organization, subject to the uses, building area and development conditions as cited above.

At the conclusion of the city's actions on this application, all relevant information and documents which were considered by the city regarding the application, should be forwarded to the BOCC, in care of Sean Pendley, Johnson County Planning Department, 111 S. Cherry, Suite 2000, Olathe, Kansas, 66061. Thereafter, the Airport Commission will consider this application and provide a recommendation to the BOCC. Finally, the BOCC will review the proposed request and all information submitted for the record and render its decision on the application.

If you have any questions concerning this letter, please contact me at (913) 715-2205. Thank you for your cooperation in this matter.

Respectfully,



Sean Pendley, AICP
Deputy Director of Planning

Cc: Rajasree Prakash, Chinmaya Mission Kansas City
Larry Peet, Johnson County Airport Commission

Chinmaya Mission Kansas City
15711 Cedar St., Overland Park, KS 66224
chinmayamissionkc@gmail.com

January 21, 2020

VIA REGULAR MAIL

Re: Neighborhood Meeting for Proposed Rezoning of parcel located approximately at 155th St.
and Pflumm Rd., Olathe, KS 66061

Case No. RZ19-0023

Legal Description of the property: A parcel of land located in Section 9, Township 14,
Range 24, Johnson County, Kansas, more particularly described as follows: The East 25
acres of the Southeast Quarter of the Northeast Quarter of said Section 9, EXCEPT the
South 500 feet.

Meeting Date & Time	Monday, February 03, 2020 at 6:00 PM
Meeting Place	Olathe Community Center, Community Room C

Dear Neighbor:

This letter is to inform you that a neighborhood meeting has been scheduled for Monday, February 3rd, 2020 regarding the above-referenced site. We have filed an application to rezone approximately 14.98 acres of the property from BP to C-2 to allow for the development of a Church. The meeting will be held at 6:00 pm at the Olathe Community Center, Room C, 1205 E. Kansas City Road, Olathe, KS 66061

The purpose of the meeting is to establish good communications with area residents/businesses and to present our proposal for this site. Please feel free to attend the meeting for an opportunity to learn more about the project and discuss any questions you may have. A copy of the proposed site plan and building elevations are attached for your information. Some details on the plans may be subject to change, and waivers may be requested from Unified Development Ordinance, Sections 18.15 and/or 18.30

We welcome any questions or comments you may have regarding the proposed development and we look forward to seeing you at the meeting.

Sincerely,



Rajasree Prakash
President

Project: Chinmaya Mission Rezoning
Case #: RZ19-0023
Location: Near 155th St & Pflumm Rd, Olathe KS
Meeting Minutes of Neighborhood Meeting
Held at
Olathe Community Center, Room C, Olathe, KS
on
February 03, 2020 from 6PM to 7PM

Attendee:

Please see the attached sign-up sheet

Presenters: Mrs. Raji Prakash – President, Chinmaya Mission Kansas City

Mr. Murali Ramaswami – Architect, Chinmaya Mission Kansas City

Attached: PowerPoint Presentation

Welcome and Project Presentation:

Mrs. Raji Prakash welcomed the attendees who responded to the notification of the neighborhood meeting. She then presented general information about Chinmaya Mission Kansas City, “Mission Statement” of Chinmaya Mission, the need for Chinmaya Mission Kansas City to have its own property to build a Hindu Church, and why and how the proposed property site meets the organization’s needs.

Then, Mr. Murali Ramaswami, the architect hired by Chinmaya Mission Kansas City to prepare the preliminary design and layout of the proposed Hindu Church, presented the design, preliminary layout of the Hindu church and site plan including the idea behind the design, building layout of the assembly hall and class rooms, parking lot, concept drainage design and landscaping plans.

After the presentations, the meeting was opened for questions and comments.

Questions and Answers and Comments:

Q: Don't know much of your mission. What are your teachings and what is your mission?

Mrs. Prakash: Universal love, brotherhood, and how to work with everyone together. Our teachings are based on scriptures like Bhagavad Gita that teaches how to live a life where one contributes to the community.

Q: Have you purchased the land?

Mrs. Prakash: It is under contract. We will be going to the Planning Commission and the City for rezoning approval prior to closing the contract.

Q: The pipeline that goes through the property that has an easement, is there a conflict?

Mrs. Prakash: No, we have ample space on the east side of the pipeline easement for the building we need at this time.

Q: As the church expands in future, will you push further westward?

Mrs. Prakash: At this time, I don't see a need to expand to the west side of the pipeline as we have ample space on the east side of the easement.

Q: Currently the area is a farmland. What are you planning to do in the open space area?

Mrs. Prakash: Probably put Prairie grass or some plants local to the area. Nature and living in harmony with it, is an important part of our scriptures.

Q: What is the separation considered on the west side of the property?

Mr. Ramaswami: We will follow zoning requirements which requires a wall, berm and trees consisting of a 6 feet high fence, and a 5' high earthen berm and a mix of evergreen and deciduous trees. We will be engaging a team of consultants and landscape architect to prepare the final plans after the Planning Commission's approval.

Q: Is the farmhouse currently on the property a part of the purchase?

Mrs. Prakash: No, the farmhouse is south of the property being bought by Chinmaya Mission Kansas City.

Q: Have concerns about having a wall (on the west side of the property next to the residential area), which is needed because of city zoning requirements. We could be missing the view or put us in a claustrophobic situation.

Mr. Ramaswami: The preliminary design shows what is required to meet City's zoning requirements. We will work with the city on considering variances to the zoning requirements that meet the preferences of the neighborhood. We don't want to promise anything but believe this is something that could be worked out.

Q: Have you followed up with the City regarding the widening of Pflumm Road?

Mrs. Prakash: Yes, we have. Expansion is being considered by the City to widen Pflumm Road from 143rd St to 151st. Eventually, the city would consider expanding Pflumm Road to the south of 151st as well.

Q: Do you have the funding to do the building?

Mrs. Prakash: The project has generated a lot of enthusiasm in our community and we are positive we will get the funding to move forward.

Q: Maintenance of the building and premises can be expensive, and I am concerned whether Chinmaya Mission Kansas City will be able to maintain with a membership of 160 families.

Mrs. Prakash: We have 45 centers in the US. We understand the model that are working there. We have funds from ongoing annual membership and also raise funds from fundraising events. We have committed donors. Other centers have done this and paid off all loans in 10-15 years. So, we are confident that we will meet the maintenance costs.

Q: Will donors have a say with the building design?

Mrs. Prakash: Scriptures tell us to keep some and give the rest to the community. Our community is committed to doing what is right for the common good.

Q: What is Chinmaya Mission Kansas City's revenue per month?

Mrs. Prakash: We have an annual membership apart from fund raising activities. This model is working in 45 other centers and is going to work here. We don't collect money weekly during the Sunday prayers.

Q: Overall, how is having a church going to impact our community and value of our homes?

Mrs. Prakash: The rezoning to C2 is from a land stewardship standpoint. A church at this specific location, we believe, is better for the neighborhood than a business park. A see through (on the west side of the property) is better than a wall is what we seem to be hearing from you. With native grass in the open space to the west, it can be a beautiful facility.

One of the neighborhood attendees: The current zoning is Business and with converting it to C2 is more beneficial as it is better to have a Church than buildings with large parking lots which is more detrimental to property values than having a Church.

Q: How much of the property is the building?

Mr. Ramaswami: Less than half of the land will be used for the building and parking lot.

Q: How far are you with design?

Mr. Ramaswami: We have completed just the preliminary design sufficient enough to obtain Planning Commission's approval.

Q: Currently water flows south-westward from the farmland property towards the residences. With the existing berm constructed by the developer of the subdivision on the property line and the new berm shown in the preliminary plans shown in this meeting, it could create a swale between the berms. Currently storm drain water causes some flooding in the back of houses immediately west of the property being purchased by Chinmaya Mission Kansas City. Will the new construction make the flooding worse?

Mr. Ramaswami: As part of building the facility, we could consider solutions that could improve the grading problem. A drainage engineer hired by Chinmaya Mission Kansas City has performed preliminary drainage study and has proposed a storm water basin as part of this to collect the water from the impervious areas from the developed portion of the Hindu Church. The proposed construction also doesn't intend to disturb the areas west of the pipeline easement areas and will be kept as close to the existing condition as possible thus not changing existing drainage conditions.

Q: What are you plans for the open space in the west of the property?

Mrs. Prakash: Natural grass.

Q: Will the natural grass be planted?

Mrs. Prakash: Yes.

From: Larry Anderson <larry@andersoncoinc.com>
Sent: Wednesday, February 12, 2020 12:13 PM
To: Zach Moore
Cc: larry@andersoncoinc.com
Subject: Zoning Case RZ19-0023

Zach,

Pursuant to our discussion, please be advised that as adjoining property owners, we would be supportive of the zoning case above provided that City of Olathe staff finds the plan to be in accordance with applicable standards.

Best Regards,

Pflumm Road Investors, LLC

Larry Anderson
The Anderson Company, Inc.
U-Stor Houston, LLC
435 N. Broadway, Suite 202
Wichita, Kansas 67202
316-262-2666; 316-706-4187 (cell)
www.u-stor.com
www.lakepointnc.net
www.vitalcorehs.com
larry@andersoncoinc.com

From: Chinmaya Mission KC <chinmayamissionkc@gmail.com>
Sent: Monday, March 02, 2020 7:36 PM
To: Zach Moore
Subject: Fwd: Rezoning of parcel located approx. at 155th St. & Pflumm Rd

----- Forwarded message -----

From: **Jacob Enlow** <jenlow84@gmail.com>
Date: Mon, Mar 2, 2020 at 6:33 PM
Subject: Re: Rezoning of parcel located approx. at 155th St. & Pflumm Rd
To: Chinmaya Mission KC <chinmayamissionkc@gmail.com>

I won't be able to make it but I was very impressed with the presentation. I think the building will look great and better than anything else that could possibly be built in that location. I hope the rezoning is approved.

Jacob Enlow

On Mon, Mar 2, 2020 at 6:16 PM Chinmaya Mission KC <chinmayamissionkc@gmail.com> wrote:

Dear Neighbor,

Re: Case No. RZ19-0023; Rezoning of parcel located approx. at 155th St. & Pflumm Rd., Olathe, KS 66061

This is a courtesy email sent to neighbors who attended the February 3rd neighborhood meeting at Olathe Community Center, to inform that the February 24th planning commission meeting has been rescheduled to March 9th. This public meeting will be held at 7PM at Olathe City Hall Council Meeting Room located at 100 E. Sante Fe, Olathe, Kansas to consider a Rezoning request of application RZ19-0023 from BP (present zoning) to C-2 (proposed zoning).

Sincerely,

Rajasree Prakash

President

Chinmaya Mission Kansas City