



## STAFF REPORT

Planning Commission Meeting: January 8, 2024

<b>Application:</b>	<b><u>RZ23-0014</u> Rezoning from the C-2 (Community Center) District to the D (Downtown, Mixed-Use) District and a Preliminary Site Development Plan for the Olathe Group</b>
<b>Location:</b>	222 S. Kansas Avenue
<b>Owner/Applicant:</b>	Jim Boldt, DOCE Properties, LLC
<b>Engineer/Architect:</b>	Judd Claussen, Phelps Engineering
<b>Staff Contact:</b>	Emily Carrillo, Senior Planner

<b>Site Area:</b>	<u>0.16± acres</u>	<b>Proposed Use:</b> <u>Community Services, Counseling &amp; Intervention</u>
<b>Building Area:</b>	<u>1,909 sq.ft.</u>	<b>Plat:</b> <u>Town of Olathe</u>
<b>Existing Zoning:</b>	<u>C-2 (Community Center)</u>	<b>Proposed Zoning:</b> <u>D (Downtown, Mixed-Use)</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
<b>Site</b>	<b>Urban Center/Downtown</b>	<b>Community Services, Counseling, and Intervention</b>	<b>C-2 (Community Center)</b>
<b>North</b>	Urban Center/Downtown	Retail	C-2 (Community Center)
<b>South</b>	Urban Center/Downtown	Office Building	C-2 (Community Center)
<b>East</b>	Urban Center/Downtown	Single-Family Residential Home	C-1 (Neighborhood Center)
<b>West</b>	Urban Center/Downtown	Commercial	MP-2 (Planned General Industrial)

## **1. Introduction**

The applicant is requesting to rezone from the C-2 (Community Center) District to the D (Downtown, Mixed-Use) District, with an associated preliminary site development plan for the Olathe Group of Alcoholics Anonymous and Al-Anon (AA). The subject property is located at 222 S. Kansas Avenue in downtown Olathe. The rezoning is necessary to allow for an expansion of the existing, legal non-conforming use. Staff is supportive of the request to rezone the subject property to the D (Downtown, Mixed-Use) District as outlined in this report.

The property is currently developed with an existing single-story structure that is being used as a meeting space for the local AA group. The Olathe Group moved into 222 S. Kansas Ave on September 1, 2003, which at that time, was a use that was permitted by right within the C-2 District. As a result of the 2014 comprehensive UDO update, the use was no longer permitted by right in the C-2 District, therefore creating a legal non-conformity at the current location.

The Olathe Group has outgrown their current meeting space and is looking to expand. Meetings are held twice daily, seven days a week at this location. The proposed expansion includes an 800 square foot building addition that will be ADA accessible and provide adequate meeting space for larger groups, up to 40 people.

The Unified Development Ordinance (UDO) Ch. 18.60 does not allow for the expansion or enlargement of a nonconforming use, and doing such would require the nonconformity to be brought into compliance. Rezoning the subject property to the Downtown (Mixed-Use) District would allow the Olathe Group to expand and continue as a permitted use at their current location in downtown.

## **2. History**

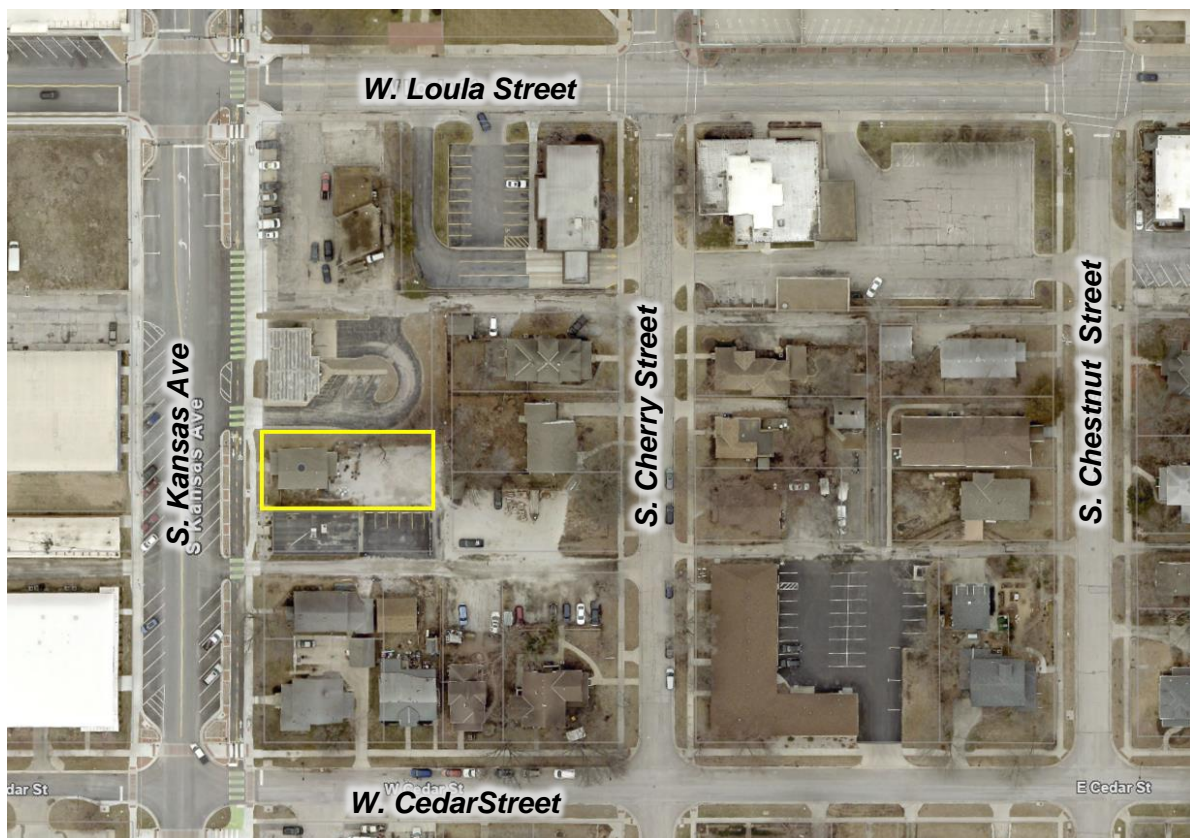
The subject property is a part of the Original Town of Olathe plat, which was recorded in 1868. The existing residential structure was originally constructed in 1940 for use as a residential dwelling. The subject property was later converted to an office use in the mid-1950's and was zoned to the C-2 (Community Center) District in June 1970 per Ord. 346-C when conventional zoning was established throughout the city.

## **3. Existing Conditions**

The subject property currently includes a single-story, 1,109 square foot structure and large gravel parking area located to the rear of the property which is accessible from the existing alley. As previously stated, the existing residential structure has been utilized as an office or meeting space dating back to the mid-1950s.



*View of subject property looking east from Kansas Avenue.*



*Subject property outlined in yellow.*

#### 4. Zoning Standards

- a. **Land Use** – The Downtown District recognizes the unique characteristics of the traditional core and transition areas, accommodating a mix of uses such as retail, specialty shops, service, civic and office uses, as well as residential. The Olathe Group is categorized as 'Community Services, Counseling & Intervention' per UDO Ch. 18.20.500 and is a permitted use in the requested Downtown (Mixed-Use) District.
- b. **Building Height** – The maximum building height for structures in the D-Downtown (Mixed-Use) District is 7 stories or 90' feet. The height of the proposed building addition is approximately 17 feet, and therefore, is compliant with the height standards of the D District. Additionally, the proposed height does not exceed that of the existing structure.
- c. **Setbacks** – The following table lists the minimum building setback requirements for developments in the Downtown (Mixed-Use) District as well as the setbacks for the proposed building addition.

	UDO Requirement	Proposed Addition
<b>Front Yard</b>	15 ft.	13 ft.*
<b>Side Yard</b>	5.6 ft. (10% of lot width; may be 0 on one side)	10.4 ft. (north) 24.5 ft. (south)
<b>Rear Yard</b>	10 ft. from the property line	11.1 ft. (east)

\* Front yard setback already established with existing structure to remain.

#### 5. Development Standards

- a. **Access/Streets** – The site fronts, and has pedestrian access from, Kansas Avenue; however, no existing driveway or vehicular access is available from Kansas Avenue. Vehicular access is provided to the rear parking lot from the rear alley connecting Kansas Avenue and S. Cherry Street.
- b. **Parking** – Off-street parking is not required in the Downtown District per UDO 18.20.210.D. Where off-street parking is provided, it must be located behind or to the side of buildings and must be screened by low hedges or walls between 3-4 feet in height.

Adequate parking is being provided to accommodate the use and proposed expansion. Four (4) new paved parking stalls, including one (1) ADA stall will be provided off of the rear alley. Additional on-street public parking is available along Kansas Avenue, as well as two (2) public parking lots and the downtown parking garage located within one (1) block of the subject property. The existing gravel lot located to the rear of the property will be removed and replaced with lawn area.

- c. **Landscaping/Screening** – Properties that are located within the Downtown District are exempt from Ch. 18.30.130 of the UDO for landscaping. However, the applicant has agreed to plant juniper shrubs and grasses to provide additional screening for rear parking,

and new landscaping will be added along Kansas Avenue to further enhance this street-facing façade.

- d. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas.

## **6. Building Design Standards**

Development that occurs within the Downtown District is subject to architectural design guidelines that will contribute to a high-quality architectural design of Downtown Olathe while complementing the existing development in nearby residential neighborhoods. The proposed building addition meets the applicable architectural requirements of the Downtown District and the Original Town Overlay District.

The proposed building addition will be constructed in a manner that matches the existing building and is complimentary to the mix of commercial and residential structures in the adjacent area. Design elements include a pitched roofline with asphalt shingles, white lap siding with trim and gutters, and windows to match the existing structure.

## **7. Original Town Overlay District**

The subject property is located within the Original Town Overlay District which is intended to provide a measure of flexibility for new development or the redevelopment of existing structures in this older “Original Town” area of the City. UDO 18.20.030 works to ensure appropriateness of design elements for both architecture and site development plans that are consistent with the character of the area and adjacent properties, and in conformity with existing conditions. The proposed building additional is in compliance with the guidelines of the Original Town Overlay District.

## **8. Envision Olathe Downtown Plan / Olathe 2040**

As outlined in the City’s Envision Olathe Downtown Plan and the Olathe 2040 Strategic Plan, application of the Downtown zoning district to the Downtown Core and parts of the Downtown Transition Area will help build the density of residents and businesses downtown needed to create a critical mass of activity. The requested Downtown District directly aligns with the policies and vision of these plans.

## **9. Public Notification and Neighborhood Meeting**

The applicant held a neighborhood meeting on December 13, 2023, with nine (9) residents in attendance. Primary topics of discussion included operations and meeting schedules, how the addition will match the existing building, parking and access, and timing of the proposed project. The applicant provided response to these inquiries and feedback was generally supportive of the development proposal. Planning staff has not received any feedback or correspondence from the public regarding this project. Additionally, the applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per UDO requirements pertaining to the public hearing.

## **10. UDO Rezoning Criteria Analysis**

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as Urban Center / Downtown. The Downtown Mixed-Use District directly aligns with this future

land use designation and supports the goals and recommendations established in the City's Envision Olathe Downtown Plan.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

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

- **LUCC-1.1: Consistency with the Comprehensive Plan.** Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.
- **Principle LUCC-4:** Encourage mixed-use development, especially in the downtown area, to support commercial uses, promote walkability, and provide for a variety of housing options.
- **OT-1.1 Downtown:** Encourage multiple uses Downtown. This includes offices, services and government uses as well as retail, restaurants, entertainment, and night life, mixed with a diversity of residential housing types.
- **OT-1.2: Original Town Neighborhoods:** Encourage a balanced mix of complementary and supportive land uses in each Original Town neighborhood, with a predominantly residential land use character.
- **OT-3.1 Implement Existing Plans:** Continue implementation of the Envision Olathe Downtown Plan, Streetscape Master Plan and Original Town Enhancement Plan. Consider Neighborhood Action Plans when making decisions or prioritizing projects that affect the neighborhoods.
- **Principle CRL-3:** Where possible, new construction should complement nearby historic buildings.

The proposed Downtown Mixed-Use District is identified within the *Comprehensive Plan* as the preferred district for the Downtown Transition Area. which is defined by a lower intensity mix of uses surrounding the Downtown Core that blends into residential neighborhoods.

***B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The surrounding neighborhood is adjacent to the Downtown Core and consists of a variety of uses that range from small commercial and offices uses, and both multifamily and single-family residential homes. The proposed zoning and permitted uses complement the surrounding uses by providing a mix of retail, small scale services, specialty shops, office uses and residential.

***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 zoning primarily consists of the C-1 and C-2 Districts, with Downtown District zoning located one (1) block to the north. The uses of the surrounding properties include a mix of commercial, multifamily, and single-family residential. The proposed Downtown (Mixed-Use) District is in harmony with these existing uses.

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

Currently the site is only zoned for commercial uses. Rezoning to the Downtown Mixed-Use District will allow for a greater range of commercial, office, and service uses to expand options provided in the Downtown area.

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

The subject property has been zoned to the C-2 District since 1970, when the conventional zoning was originally established in the City. The existing structure was constructed in 1940 and has been used since that time for residential and office uses.

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

The proposed rezoning will not have any detrimental effect on nearby properties and promotes uses and activities that are compatible with the surrounding area. Additionally, the proposed zoning and permitted uses provide a transition from the Downtown Core into the mixed density residential neighborhood to the south and east.

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

Staff has not received information indicating that rezoning would lead to a substantial impact on the value of surrounding properties.

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

The uses allowed in this district will not adversely affect the capacity or safety of the road network in the general vicinity. Adequate off-street parking is provided to the rear of the lot in accordance with UDO requirements.

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

The uses allowed in the Downtown (Mixed Use) District 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.

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

The proposed rezoning will allow for a mix of uses that better align with the Envision Olathe Downtown Plan and the Olathe 2040 Strategic Plan. The proposed use adds value to the community through social capital, community service and employment opportunities.

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

The proposal does not negatively impact the public health, safety or welfare of the community as presented. If the rezoning were denied, the applicant would be unable to expand the existing use under the current zoning designation.

**11. Staff Recommendation**

- A. Staff recommends approval of RZ23-0014, 222 S. Kansas Avenue, for the following reasons:
  - 1. The proposed development complies with the policies and goals of the Comprehensive Plan for Land Use (LUCC) and Original Town (OT).
  - 2. The requested rezoning to the D (Downtown Mixed Use) District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the D (Downtown Mixed-Use) District as presented with no stipulations.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
  - 1. On-site parking must occur in striped and designated parking stalls only and must not block alleyways or access drives.



PLANNING  
ENGINEERING  
IMPLEMENTATION

## MEMORANDUM

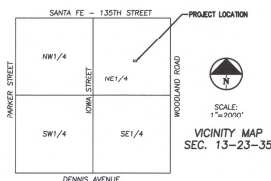
Date: November 16, 2023

To: Emily Carrillo  
Olathe Planning Dept.

From: Judd D. Claussen, P.E.  
Phelps Engineering, Inc.

**Re: Purpose For Rezoning Request**  
**222 S. Kansas Avenue**  
PEI #230225

The purpose for this rezoning request is to allow for the existing building to be able to be expanded. Currently the property is zoned C2 (Commercial) and the existing structure is used for Alcoholics Anonymous meeting space, which is a legal non-conforming use under C-2 because the use has existed prior to changes in the zoning code. However, City requirements dictate that any changes to the structure would require the property to be brought into compliance with the current zoning code. Therefore a rezoning from C2 to Downtown District is requested so that the use that has existed on this site for 20+ years may remain and the building may be expanded.



This plot plan was prepared for foundation construction only. All dimensions to be verified by builder and all utilities are shown. shall be verified by builder to insure proper drainage and adequate fill to sewer. No site information was furnished on this drawing. Not responsible for



PREPARED FOR:  
JIM BOLDT

**PLOT PLAN FOR BUILDING ADDITION**  
LOT 17 AND PART OF LOT 18, BLOCK 61, OLATHE  
222 S. KANSAS AVENUE, OLATHE KANSAS

**PHILPENSEENGINEERING, INC**  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1666  
[www.philpenseengineering.com](http://www.philpenseengineering.com)

PLANNING  
ENGINEERING  
IMPLEMENTATION

PROJECT NO. 230025	No.	Date	Revisions:	By	App.
DATE: 10/27/23	1.	2-12-23	MOVED LOCATION OF EXISTING SIGN		
DRAWN: DLP	2.	2-14-23	REVISED SIDEWALK AND SIGN		
DESIGNED BY: J. L. BAKER					
CHECKED BY: J. L. BAKER					
DATE: 10/27/23					
DESIGNED BY: J. L. BAKER					
CHECKED BY: J. L. BAKER					
DATE: 10/27/23					
DESIGNED BY: J. L. BAKER					
CHECKED BY: J. L. BAKER					

SHEET  
1  
OF 2



- I = SET CURB CUT  
 ● = FOUND SURVEY MONUMENT  
 (ORIGIN UNKNOWN UNLESS DESCRIBED)  
 ○ = SET 1/2"x24" REBAR WITH  
 "HELPS CLS-82" PLASTIC CAP  
 ACU = AIR CONDITIONING UNIT  
 BM = BENCHMARK  
 ● = CLEAN OUT  
 EM = ELECTRIC METER

- FH  = FIRE HYDRANT  
 GM  = GAS METER  
 GP  = GUARD POST  
 GT  = GREASE TRAP  
 GW  = GUY WIRE  
 LPP  = LIGHT POWER POLE  
 POST  = POST  
 PP  = POWER POLE  
 PPTP  = POWER POLE WITH TRANSFORMER(S)

- SSMH = SANITARY SEWER MANHOLE  
 STMH = STORM SEWER MANHOLE  
 TR = TELEPHONE RISER  
 WM = WATER METER  
 WS = WATER SPOUT  
 WV = WATER VALVE  
 ☀ = BUSH  
 ☁ = CEDAR OR EVERGREEN TREE  
 ☼ = DECIDUOUS TREE  
 F.F.E. = FINISH FLOOR ELEVATION

- R/W = RIGHT-OF-WAY  
(P) = PLATTED  
(CM) = CALCULATED MEASUREMENT  
FROM PAYNE & BROCKWAY NOTES  
FEBRUARY 1, 1962  
(M) = MEASURED
- BT — BURRED TELEPHONE LINE  
CTV — CABLE TELEVISION LINE  
FO — FIBER OPTIC LINE  
W — WATER LINE  
G — GAS LINE  
EE — BURIED ELECTRIC LINE  
OHP — OVERHEAD POWER LINE  
SS — SANITARY SEWER LINE

ALL OF LOT 17 AND LOT 18, EXCEPT THE SOUTH 6 FEET OF SAID LOT 18, IN BLOCK 61 IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREON.

AREA = ±0.1612 ACRES / ±7,022 SQ.FT.

NO TITLE INFORMATION PROVIDED AND OR PERFORMED BY PHELPS ENGINEERING, INC

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200173, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0078G, AND DATED AUGUST 3, 2009.

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL DIG. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON.

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

1. THIS ABUTS PUBLIC STREET ON THE WEST PROPERTY LINE WITH KANSAS AVENUE AND PUBLIC ALLEY ON THE EAST PROPERTY LINE.

1. CENTER FRONT FACE OF CURB INLET AT MID WEST PROPERTY OF SUBJECT  
PROPERTY  
ELEVATION = 1029.57



Note: Builder shall obtain a building permit prior to any construction to ensure that this site plan meets City approval.

This plot plan was prepared for foundation construction only. All dimensions to be verified by builder and all grades as shown shall be verified by builder to insure proper drainage and prequisite to sewer. No site information was furnished on this drawing. Not responsible for unsubmitted agreements.

PREPARED FOR  
JIM BOLDT

JPHelps Engineering, Inc.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
[www.jphelpsen지니어링.com](http://www.jphelpsen지니어링.com)



**GRADING PLAN FOR BUILDING ADDITION**  
LOT 17 AND PART OF LOT 18, BLOCK 61, OLATHE  
222 S. KANSAS AVENUE, OLATHE KANSAS

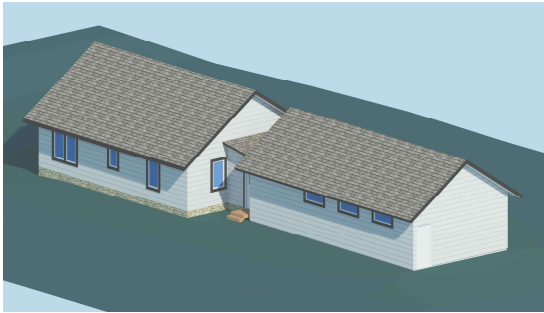
PROJECT NO.	No.	Date	Revisions	By	App.
DATE: 10/27/23	1.	12-12-23	MOVED LOCATION OF EXISTING SIGN		
DRAWN: DJP	2.	12-14-23	REVISED SIDEWALK AND SIGN		
GRANTEE: CITY OF ALBUQUERQUE					
LAND SURVEY: 15-82					
ENGINEER: C-381					
PERMITTEE: CITY OF ALBUQUERQUE					
PROJECT NO. 230225					
DATE: 10/27/23					
DRAWN: DJP					
GRANTEE: CITY OF ALBUQUERQUE					
LAND SURVEY: 15-82					
ENGINEER: C-381					
PERMITTEE: CITY OF ALBUQUERQUE					
PROJECT NO. 230225					

SHEET  
2  
OF 2



1 SOUTH ELEVATION  
1/4" = 1'-0"

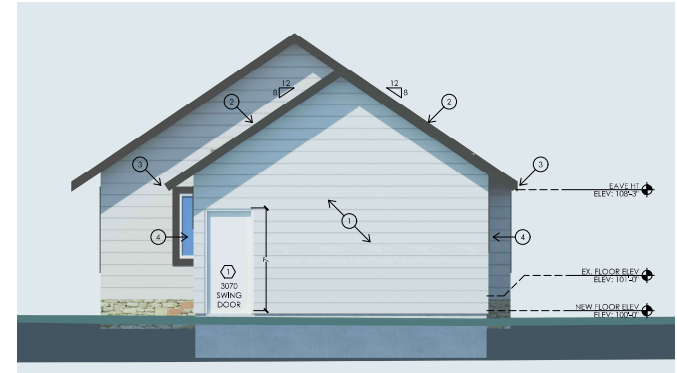
- SCOPE OF WORK & ELEVATION NOTES**
1. NEW HARDIE BOARD LAY SIDING FINISH TO MATCH EXISTING
  2. NEW ASPHALT SHINGLES ON ICE/WATER SHIELD ON 5/8" SHEATHING ON PRE-ENGINEERED ROOF TRUSSES (SCISSOR TRUSSES)
  3. NEW GUTTER
  4. NEW GUTTER DOWN SPOUT
  5. NEW OPERABLE WINDOW: AWNING STYLE - 54"x24"



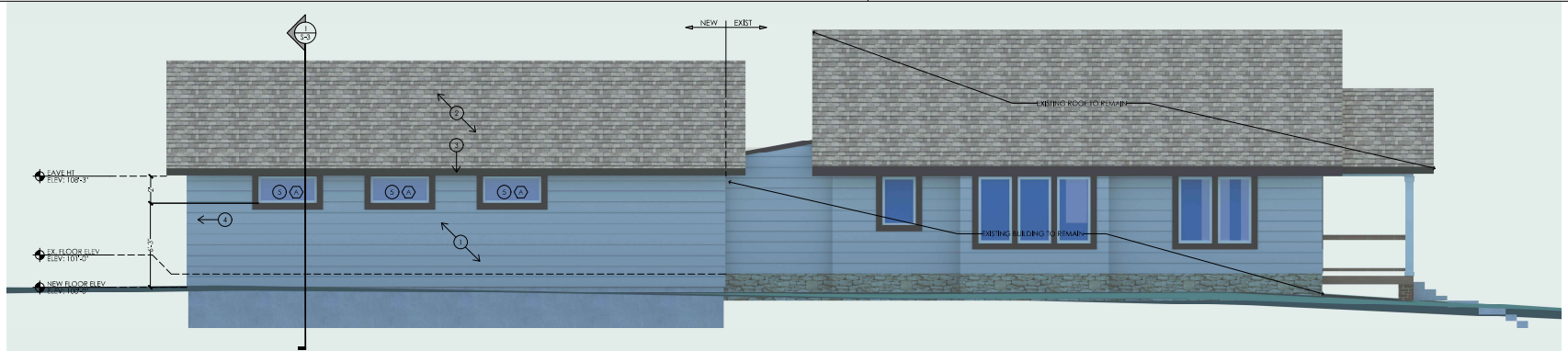
5 SE Perspective  
1/4" = 1'-0"



4 NE Perspective  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"



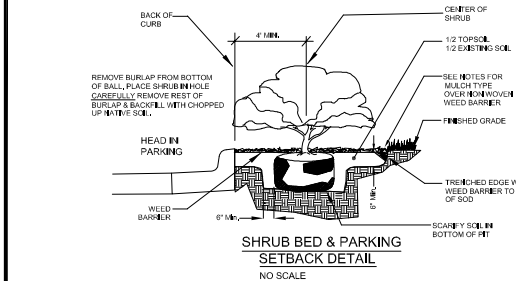
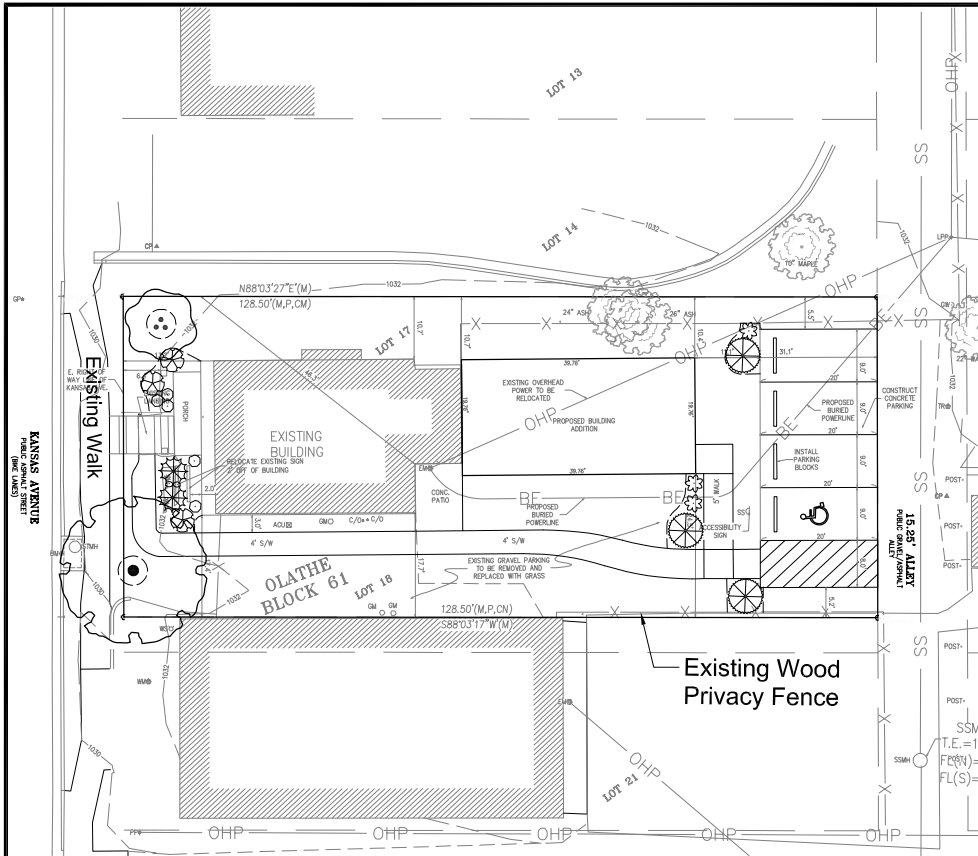
AA - OLATHE  
NEW BUILDING ADDITION  
222 SOUTH KANSAS AVE, OLATHE, KS - 66061

PROJECTS CONSULTANT  
STRUCTURAL CONSULTANTS:  
SDC - ENGINEERING  
STRUCTURAL CONSULTANTS:  
BOB D. CAMPBELL

aia  
SULLIVAN  
PALMER  
ARCHITECTS  
1800 S. W. 10TH AVE., SUITE 100  
DENVER, CO 80202  
Date: 18 Dec 2023

Revision:

Drawn by:  
MWM  
Sheet:  
R-1  
renderings



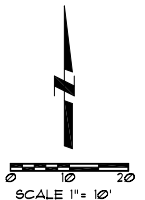
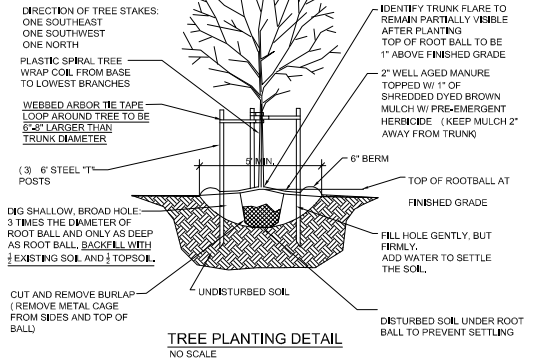
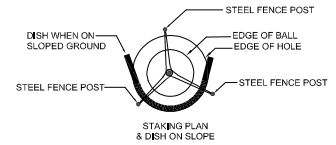
Utility Note:  
Utilities shown on plan are diagrammatic and some may be missing. Before starting any construction call appropriate locating service. In Kansas call 1-800-000-SAFE (344-7233) to have utilities located.

## PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>TREES</b>					
	1	Acer rubrum 'Red Pointe' / Red Pointe Red Maple	B & B		2" Cal
	1	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry Multi Stem	B & B		7-8' hgt.
<b>SHRUBS</b>					
	3	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		24"-30" hgt. & sp.
	2	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	3 gal		24"-30" sp.
	3	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal		18"-24" hgt.
<b>GRASSES</b>					
	5	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal		24" hgt.
	3	Miscanthus sinensis 'Morning Light' / Eddahs Grass	3 gal		

## GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL MAKE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LAYOUT PLANT IN THE FIELD AND SHALL HAVE THE LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION.
- ALL LANDSCAPE BEDS SHALL BE TREATED WITH THE PRE-EMERGENT HERBICIDE PRE-MERGO (GRANULAR) OR AN APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TRENCHED EDGE. SEE SHRUB PLANTING DETAIL.
- FERTILIZER FOR FESCUE SOODED AND SEEDED LAWN TREES AND CONTAINER STOCK AREAS SHALL BE A BALANCED FERTILIZER BASED ON RECOMMENDATIONS FROM A SOIL TEST SUPPLIED BY THE LANDSCAPE CONTRACTOR FROM AN APPROVED TESTING LAB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTS UNTIL COMPLETION OF THE JOB AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL WARRANTY ALL LANDSCAPE WORK AND PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION IF CONTRACTED BY THE OWNER.
- ANY PLANT MATERIAL WHICH DIES DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR DURING NORMAL PLANTING SEASONS.
- ALL PLANT NAMES ON THE PLANT LIST CONFORM TO THE STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE OR TO NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY STOCK AS DETERMINED IN THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, FREE OF PLANT DISEASES AND PESTS, 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 THE SPECIFIED SIZES BE ACCEPTED.
- PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY TO THE SITE OR AFTER INSTALLATION EXCEPT FOR THOSE BRANCHES THAT HAVE BEEN DAMAGED IN SOME WAY.
- PLANTS SHALL NOT HAVE NAME TAGS REMOVED PRIOR TO FINAL INSPECTION.
- ALL PLANTINGS SHALL RECEIVE A COMMERCIAL TRANSPARENT ADDITIVE PER MANUFACTURER'S RECOMMENDED RATES AND INSTRUCTIONS FOR APPLICATION.
- ROCK MULCH SHALL BE 3" DEPTH OF KANSAS LARGE 2" DEEP OVER A FELT TYPE SOIL SEPARATOR.
- WOOD MULCH SHALL BE A DYED BROWN SHREDDED HARDWOOD 3" DEEP OVER A FELT TYPE SOIL SEPARATOR.
- SEE PLANTING DETAILS FOR SOIL MIX IN PLANTING HOLES.
- SOD SHALL BE A TURF-TYPE TALL FESCUE GRASS BLEND. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCEPTABLE STAND OF TURF TO BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- SEED SHALL BE A TURF-TYPE TALL FESCUE BLEND WITH 10% PERENNIAL RYE GRASS SEED AT A RATE OF 90/1000 S.F. AND BE COVERED AND FIRMED WITH NEW SEED NETTING WHICH PREVENTS EROSION. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCEPTABLE STAND OF TURF GRASS OF AT LEAST 90% COVERAGE OF SOIL SURFACE PER SQUARE FOOT.
- SUCCESSFUL LANDSCAPE BEDDER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM TO BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION IF THE OWNER DESIRES AN IRRIGATION SYSTEM.



## Landscape Plan 222 South Kansas

222 South Kansas  
Olathe, Kansas

LS-1

Oppermann LandDesign, LLC

Land Planning & Landscape Architecture

99 Delta Lane  
New Windsor, New York 12553

913.522.5598

12/15/2023

**Date:** 12/13/2023

**Meeting Date:** Dec. 13, 2023, 5:30 PM

**Location of Meeting:** Olathe Downtown Library, 3<sup>rd</sup> floor room  
Olathe, KS

**Project:** 222 S. Kansas Rezoning/PDP for Olathe Group.

**Project/File No.:** 230225

**Neighborhood Attendees:** See attached Sign in Sheet

**Development Team:** Jim Boldt – Property owner and landlord  
Judd D. Claussen, P.E., civil engineer

**Copy:** Olathe planning staff

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1. Jim Boldt welcomed the attendees, introductions. Attendees signed the sign-in sheet.
  2. This project is zoned commercial but we need to rezone to the downtown zoning district. This is so that the addition to the building can be done. We are a grandfathered use on this property today, but cannot do any modifications to the building. The Olathe Group has occupied this building here for 20 years or better. There have been police there only 2x in that 20 years that I can recall, and they were for non-violent issues. The Olathe group is for Alcoholics Anonymous (AA) and Al-Anon. They meet 2x a day every day. The addition is needed for more room for the group. The addition is to provide a meeting space for larger groups in the back of the building. This new addition will be handicap accessible, with HC parking and mobility impaired parking in the back of the addition off the alley. Landscaping and an attractive addition matching the style of the original building is proposed. So if we can get the zoning we can add on to the building to improve the Olathe group's facilities and provide a more functional environment for them.
  3. Judd showed the site plan, building floor plan and building architectural elevations, and walked the group through the various components of each plan.
  4. General discussion and questions occurred at this point.
  5. Question about the finish floor of the existing building and new building and street. The existing building floor is 1034.5. New building is 1033.1. So about 1.5 feet lower than existing. Grade is lower in alley. Sidewalk is about a 1030.
  6. Existing building has a crawl space. New building is slab on grade.
  7. An existing alley in rear of the property remains. It is graveled from north property line to the south to access the E/W alley between Cherry and Kansas. The alley is not improved north of the property and will remain that way.

8. Parking is not in the alley, but off the alleyway.
9. Parking is adequate. New HC accessible and mobility impaired spaces being added. Parking on Kansas available as well as the parking garage.
10. Schedule is to complete the zoning process by February and submit for building permits as soon as possible thereafter. Spring 2024 construction.
11. City will not allow a metal roof as this is in downtown Olathe and the materials are to match as closely as possible to the original structure.
12. About 40 people can be in the new addition meeting room. Use of this building is the same, we just need more room to be more efficient and comfortable and to provide a place for larger groups to meet.
13. Jim mentioned that although he owns building and is landlord his is also a neighbor. His business is right next door and the Olathe group has been a great neighbor from that perspective.
14. What is status of group to the east (behind this property). Olathe group was working to rezone that property, but has abandoned that effort to focus on this addition.
15. Good looking project with landscape that will be something the City can be proud of.
16. Glad this new addition will be ADA accessible and that is something that is needed. Since its not possible to make the existing structure ADA accessible, this addition is something that is sorely needed to serve handicap clientele.
17. Churches hold a lot of AA and Al-Anon meetings but when churches shut down due to Covid, it strained the clientele to find other places that were open such as Olathe group. This facility allows AA to be open under their own control, and not have to share a facility and be subject to trying to work around other tenants in the same building. This is nothing but good for the community.
18. This is a community service and because its privately owned, provides an affordable place for 12 step recovery.
19. The Olathe group can barely function in the space they have now. This allows us to function better, in a safer more controlled facility, and more comfortable for everyone.
20. There will not be partitions in the new space at this time. Maybe in future there could be moveable partitions but not at first. Need the open space for the larger meetings.
21. This will be heard at the Olathe Planning Commission meeting at 7 pm on Monday January 8.
22. There were no further questions and the meeting ended.

## Public Information Sign In Sheet - In Person Meeting

R223-0014 Rezoning and Preliminary development plan for Olathe Group @222 S Kansas Ave.

Location: Olathe Downtown Library

Wednesday, December 13, 2023

No.	First and Last Name	Address	Phone #	Email
1	William D. Logan	21707 W. 61 <sup>st</sup> St., Shawnee, KS 66218	913-568-9654	TASSY WEST@AOL.com
2	John M Mueller	302 W Cedar St, Olathe	816-365-3089	jmueller245@yahoo.com
3	Krissie Bash	2310 W. Forest Dr. <sup>Olathe</sup>	913-706-1935	KrissieBash@gmail.com
4	Josh Anderson	609 E Brian Dr.	913-636-6724	drjoshanderson@gmail.com
5	Stuart Bickham	13551 S. Lakeview Dr.	913-669-1605	stuartbickham829@gmail.com
6	Andrew Carroll	1290 Westgate St	913-302-4557	andrew@markirinvestments.com
7	Randy Calhoun	213 S. Kansas Ave	636-288-2837	pastorrandy@faithjourneychurch.com
8	Sue Stiner	1008 Sumac	913-850-3230	
9	Judd Claussen	Phelps Engineering 1270 N. Winchester, Olathe	913-393-1155	jclaussen@phelpsengineering.com
10	Zak Hugo	11720 Craig St <del>not 1000 S. Alhambra</del>	816-364-9978	Zhugomd@yahoo.com
11	Jim Boldt	226 S Kansas Ave	913-957-5470	Jim@GBF19.com
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