



City of Olathe

City Planning Division

**STAFF REPORT****Planning Commission Meeting: December 10, 2018**

<b>Application:</b>	<b><u>RZ18-0016:</u> Rezoning from R-1 to C-3 and R-4 District and preliminary development plan for Stag's Ridge</b>
<b>Location:</b>	Northwest of K-7 and Spruce Street intersection
<b>Owner:</b>	Steve Jensen, Arthur E. Jensen, Inc.
<b>Applicant:</b>	Kevin Tubbesing, Stag's Ridge, L.L.C.
<b>Engineer:</b>	Dan Jensen, Schlagel & Associates
<b>Staff Contact:</b>	Dan Fernandez, Planner II

<b>Site Area:</b>	<u>23.77 ± acres</u>	<b>Proposed Use:</b>	<u>Commercial/Senior Housing, Mini-storage</u>
<b>Current Zoning:</b>	<u>R-1</u>	<b>Proposed Zoning:</b>	<u>C-3, R-4</u>
<b>Plat:</b>	<u>Unplatted</u>	<b>Building Area:</b>	<u>149,120 square feet (total)</u>
			<u>Dwelling Units: 100</u>

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Mixed Density Residential/Primary Greenway</b>	<b>Vacant</b>	<b>R-1</b>	<b>3/4</b>	<b>B/D</b>
<b>North</b>	Primary Greenway	Ernie Miller	R-1	-	-
<b>South</b>	Regional Commercial	Commercial	CP-2	-	-
<b>East</b>	K-7	N/A	N/A	-	-
<b>West</b>	Primary Greenway/Mixed Density Residential	Single-Family	R-1	-	-

**1. Comments:**

The applicant is requesting a rezoning from R-1, Single-family Residential to C-3, Regional Center and R-4, Medium-Density Multifamily districts and a preliminary site development plan for a Stag's Ridge development located to the northwest of the K-7 Highway and Spruce Street intersection. The proposed project consists of 3 commercial buildings, 1 climate-controlled storage building and 1 senior housing apartment building. The 3 commercial buildings are located on the east side of the property backing up to K-7 and contains a total area of approximately 44,870 square feet. The climate-controlled storage is proposed to be a 3-story, 104,250 square foot building and the senior housing facility is proposed to be 4 stories for 159,200 square feet and have 100 units. Of the 23.77 acres, approximately 12 acres are being rezoned to R-4 with the remaining area being rezoned to C-3.

Currently, the majority of the project is conceptual. Elevations have only been submitted for the commercial building on Lot 1. Design guidelines, which are described in Section 8 of this staff report, have been submitted by the applicant. The buildings that do not have elevations submitted with this application will require revised preliminary site development plans to be reviewed by the Planning Commission prior to submitting for final site development plans.

**2. Revised Plans:**

The applicant initially submitted a plan showing the 3 commercial buildings and 7 apartment buildings with 244 units. During the plan review process, staff expressed concerns about the amount of traffic generated from the proposed amount of apartment units. The applicant agreed to look at revising the plans to address staff comments and concerns.

This application was originally scheduled for the October 8 Planning Commission meeting but was continued due the revised plans. The 3 commercial lots along K-7 Highway remained but the 7 apartment buildings on the west side of the property were replaced with a 100-unit senior housing facility and a 3-story climate-controlled storage building. These two uses are less traffic intensive than the apartments that were originally proposed. The revised plans were shown to interested residents at a second neighborhood meeting and mailed in the notices to surrounding property owners.

**3. History:**

The subject property was rezoned to R-1 in June 1970. There was no associated preliminary site plan as this was a blanket rezoning of the City.

The Future Land Use Map has most of the property located within the Mixed Density Residential Neighborhood area with a small portion labeled as Primary Greenway. The property has also been vacant since the rezoning in 1970.



**4. Existing Conditions/Site Photos:**

The site is currently undeveloped with an existing streamway, trees and other vegetation.



*Site Aerial*



*View looking north from behind Burger King*



## 5. Public Notice:

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. The application was originally scheduled for the October 8 Planning Commission meeting but was continued to tonight's agenda. Additional notification letters were sent notifying the property owners of the continuance and of the new Planning Commission date. Updated signs were also placed on-site.

A neighborhood meeting was also held in accordance with the *UDO* on October 1, 2018 with approximately 10 attendees. Issues discussed included traffic, the retail and multi-family development climate in Olathe, crime, wildlife, property values and open space. The minutes from this meeting and the sign-in sheet has been included in the Planning Commission packet.

After the plans were revised, the applicant held a second neighborhood meeting on November 26, 2018 to update the residents on the revised plans. Six residents attended and discussed items such as traffic, changes to the plans, buffers, protest options and construction timeline. The minutes and sign-in sheet have also been included in the packet. Staff did receive correspondence from Ernie Miller Park and Nature Center with some concerns about the development. The letter submitted to staff has been included in the packet as well.

## 6. Zoning Requirements:

- a. **Building Height** – The maximum building height for C-3 districts is 3 stories or 40 feet with Site Design 4 and Building Design D standards. The highest point of the commercial building on Lot 1 is approximately 29 feet. The remaining commercial buildings will be required to meet the height requirement. Architectural features such as towers and parapet walls are exempt from this requirement per *Section 18.30.110* of the *UDO*.

For the proposed senior housing facility, the maximum height for R-4 Districts is 4 stories or 50 feet with Site 2 and Building Design B standards. For all buildings that require revised preliminary site development plans, a summary of how the buildings and sites meet the *UDO* requirements will be required with the application submittal.

- b. **Setbacks** – All the buildings within the development comply with the minimum building setbacks for their respective districts. For the C-3 District there is a 15-foot front yard setback and 10 feet for the side and rear setbacks. The 15-foot parking/paving setback is also being met. For R-4, there is a 20-foot front yard setback, a 15-foot side yard setback and a 25-foot rear yard setback.

The north property line for the proposed development is shared with Ernie Miller Park and Nature Center. The senior housing facility which is shown as 4 stories, is setback approximately 109 feet from the north property line. Garages for the multi-family building are setback 30 feet from this property line. The proposed commercial building closest to Ernie Miller will be less than 40 feet as required by the *UDO*. Also, the subject site falls off going south so that will further lessen the impact of any buildings on the nature center as the buildings for this development will sit at a lower grade.



- c. **Uses** –The proposed C-3, Regional Center zoning district permits a variety of commercial and retail uses within the district. Although no users have been identified for the 3 lots along K-7 Highway, uses such as retail, grocery stores, restaurants and offices would be permitted. Climate-controlled storage facilities are also permitted in the C-3 District.

The proposed R-4, Residential Medium-Density Multi-Family District permits multi-family developments such as apartments and the proposed senior housing. Multi-family developments in this district are permitted up to 29 units/acre if certain design requirements are met.

## 7. Development Requirements:

- a. **Access/Streets** – The proposed development will construct a new City street connecting to the existing access drive around the West Village Shopping Center and the existing connections to K-7 and to Santa Fe. This will be the only access into the site.

A portion of the private access drive will be converted to a public street. The segment from Spruce Street north to the new development will be a public street. The remainder of the access drive through West Village will remain a private street.

The applicant completed a traffic impact study for the proposed development with a grocery store, apartments and two retail/commercial buildings. Based on the projected traffic from the study, the proposed site plan was revised from 244 dwelling units of apartments to 100 dwelling units for senior living and self-storage facility. For self-storage facilities and senior living apartments, peak traffic hours don't coincide with traditional commuter peak hours. The goal for the change in land use is to mitigate the congestion along the access drive and at the intersection with Spruce Street.

- b. **Pedestrian Connectivity** – The site plan shows sidewalks along the new public street and sidewalks connecting to the interior of the site. All interior crosswalks shall be shown at the final development plan stage and shall be a decorative material for a more prominent appearance in lieu of painting per *Section 18.30.160.D* of the *UDO*.

For the senior housing facility, staff would like the developer to consider, if possible, adding additional walking trails and a connection to existing trails with the revised preliminary site development plan.

- c. **Landscaping** – A landscape plan was submitted showing landscaping throughout the site including in the parking islands, parking/paving screening, and the foundation of all buildings. The stream corridor along the west property line is also being preserved.

A landscape buffer is required for commercial and multi-family developments adjacent to R-1, single-family zoned properties. The properties to the north and west are zoned R-1. Per the *UDO*, preserving existing vegetation and stream corridors is an option for the required landscape buffers. Along the north property line, the plans show a 30-foot buffer that includes a 20' tree preservation easement that will preserve the existing tree line. Additional landscaping will be added between the

existing trees and the development. On the west side of the site, the existing stream corridor is being preserved and ranges from 134 feet to 334 feet in width along this property line.

Staff had originally asked for the tree preservation easement along the north property line to be 50 feet wide since this property line is shared with Ernie Miller Park and Nature Center and the 50-foot width is generally the width of the existing trees. The applicant stated that due to grading issues and fill on the site, that it would be difficult to move the proposed buildings further south to increase the easement.

As the development on the north side of the subject site is conceptual, staff will continue to work with any developer to increase the number of trees saved along the north property line with the revised preliminary site development plans. And although fencing is not required in the buffer when saving existing vegetation, staff will also look at adding fencing on the north side of the development as additional screening for Ernie Miller Park and Nature Center.

The south property line of the proposed senior housing lot requires a 75-foot buffer per the *UDO* as this site abuts what will be a commercially zoned property. Currently a 40-foot buffer is shown. This requirement will be revisited with the revised preliminary site development plan and the proper waiver requested if necessary.

- d. **Stormwater/Detention** –The property will be served by two detention basins on the southern portion of the site that will also be used for stormwater quality. The basins have been included as a tract on the associated final plat. A preliminary stormwater report is required with final site development plan submittal.
- e. **Public Utilities** –The site is located within the City of Olathe water and sewer service areas. The proposed development will require water and sewer extensions to serve all areas of the site.
- f. **Mechanical Equipment** – All mechanical equipment will be screened per *UDO* requirements. Where possible, building mounted mechanical equipment shall not be located on an elevation facing a public street. If equipment needs to be located facing a public street, a masonry wall shall be used for screening.

#### 8. Site Design Standards:

The proposed commercial development is subject to composite design standards are **Site Design Category 4** (*UDO 18.15.120*). The following is staff's analysis of the composite site design requirements for Lot 1.

<b><i>Composite Site Design (Category 4)</i></b>	<b>Proposed Design</b>
<b><i>Outdoor Amenity Space</i></b>	<b>Native vegetation and natural drainage areas are being preserved along the west portion of the site</b>
<b><i>Parking Pod Size</i></b>	The proposed parking lot is below the maximum requirement of 80 spaces per parking pod
<b><i>Pedestrian Connectivity</i></b>	Sidewalks will be included along the new public street



	<b>and into the proposed lots for pedestrian connectivity.</b>
<i>Drainage Features</i>	The detention basin shown at the southeast corner of the site includes landscaping around the perimeter of the basin as required by this design category.

The remaining commercial lots and the climate-controlled storage lot are also subject to the Site Design Category 4 requirements. For the R-4 zoned lot, the site will need to meet Site Design Category 3 standards. Requirements include outdoor amenity spaces, parking pod size, pedestrian connectivity, and the screening of detention basins. A summary of how these sites meet site design standards are required with the revised preliminary site development plans.

#### 9. Building Design Standards:

As discussed previously, the applicant submitted elevations for one commercial building, labeled as Lot 1 on the site plan. This proposed building is subject to **Building Design Category D (UDO 18.15.040)**. The following is an analysis of the Category D building requirements and proposed design. The south, west and east are considered primary elevations.

<b><i>Composite Building Design (Category D)</i></b>	<b>Proposed Design</b>
<i>Horizontal Articulation</i>	Wall offset or projection every 50 feet
<i>Vertical Articulation</i>	Variation in roof height or roof form every 50 feet
<i>Focal Point Elements</i>	Design feature such as tower or cap elements, or pitched roof element required
<i>Façade Expression</i>	Change in materials, awning, canopies required
<i>Glass</i>	Minimum 30% glass required on primary elevations.
<i>Building Materials</i>	Primary elevations: 80% Category 1/20% Category 2 Secondary elevations: N/A for the project
<i>Pedestrian Interest/Entry Elements</i>	Transparent glass, architectural details or entry elements such as canopies required on primary elevations
<i>Overhead Doors</i>	Must face rear lot or alley; overhead doors for pedestrian access may face front lot line

- a. **Horizontal Articulation** – Wall offsets of 1 foot have been added on the primary elevations. The requirement for wall offsets is 4 feet and the applicant is requesting a waiver for this requirement.
- b. **Vertical Articulation** – Variation in roof height and form have been included on all elevations.

- c. **Focal Point Element** – Tower elements are included on the south and east primary elevations. No focal point element has been included on the west elevation and is part of the applicant's waiver request.
- d. **Façade Expression** – Canopies have been added on the south and east elevations for additional façade expression. None are included on the west elevation and is part of the waiver request.
- e. **Transparent Glass** – Category D design standards require a minimum of 20% transparent glass on primary facades and the south and east elevations have 35% and 40% respectively. The west elevation is at 11% and the applicant is requesting a waiver from this requirement.
- f. **Building Materials** – The building consists primarily of brick, glass, fiber cement panels and architectural metal. The south, east and west elevations are considered primary.

23,310 Sq. Ft. Retail (Elevation)	UDO Requirement (Category 1/2)	Proposed Category 1 Materials	Proposed Category 2 Materials
<b>South (Primary)</b>	70%/30% (minimum/maximum)	Brick/Glass (69%)	Fiber Cement/Architectural metal (31%)
<b>East (Primary)</b>	70%/30% (minimum/maximum)	63%	37%
<b>West (Primary)</b>	70%/40% (minimum/maximum)	73%	27%
<b>North (Secondary)</b>	60%/40% (minimum/maximum)	65%	35%

Staff is stipulating that the percentage of Category 1 materials be at least 70% on the primary elevations as required by the Building Design Category D.

- g. **Pedestrian Interest/Entry Elements** – Transparent glass and canopies are included on the primary elevations for pedestrian interest and entry elements.
- h. **Overhead Doors** – An overhead door is located on the south elevation which is primary. A canopy shall be placed over this door or windows added to the door with the final site development plan as required by the UDO. The overhead door is in the loading area which requires a screen fence which shall be shown with the final site development plan.
- i. **Remaining Lots** – As mentioned previously, no elevations were submitted for the remaining 2 commercial buildings, the senior housing facility and the climate-controlled storage. The applicant has submitted design guidelines for these buildings which will also have to meet or exceed the City design requirements. Since no elevations were submitted, each site requires a revised preliminary site development plan to be reviewed by the Planning Commission prior to submitting for final site development plans.



#### **10. Waiver Requests:**

The applicant is requesting waiver requests for the horizontal articulation requirement, additional façade expression tools and the glass requirement on the west elevation and use of Spec-Brick as a Category 1 material.

Per *Section 18.40.240* of the *UDO*, waivers can be granted if certain criteria are met. The applicant has submitted a waiver request which has been included in the Planning Commission packet.

The applicant is providing 1-foot wall offsets where 4 feet is required. The applicant states that additional articulation is not possible due to the tight confines of the site and increasing the wall offsets would reduce the sidewalks in front of the building.

For the west elevation, there are no façade expression tools such as canopies and no focal point element and the window percentage is below the 20% requirement. The applicant states that heavy landscaping will help screen this side of the building which has the loading dock area.

Spec-Brik is concrete masonry product that has the same look and durability of regular brick per the applicant and its being requested to be used as a Category 1 material. The applicant also states that this product is used as a primary material throughout the Kansas City area.

The applicant is requesting waivers based on the criteria found in *Section 18.40.240.E* stating that the public will not be harmed in the granting of these waivers.

#### **11. Staff Analysis:**

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

For the wall offsets, the applicant is providing a variety of architectural features and articulation on the south and east elevations as well as providing a glass amount well above the 20% requirement. Staff is stipulating that the percentage of Category 1 materials be 70% or higher with the final site development plan.

The west elevation does face internal to the site and has the required landscaping along the street for screening. Staff is supportive of not having additional façade expression tools and a focal point element on this side elevation as this is a loading dock area. However, a stipulation has been added for additional change of materials on this side of the building to eliminate the large section of black wall. Also, a decorative screen wall is required for the loading dock area.

Spec-brick is a material that has the look of brick but more importantly the durability of brick. The material has been used in buildings in the metro area.

#### **12. Comprehensive Plan Analysis:**

The future land use plan for the *Comprehensive Plan* identifies the subject area as mostly Mixed Density Residential with some Primary Greenway. Mixed Density Residential is intended to provide multi-family developments and Primary Greenways are meant to be preserved by connecting greenways and recreation areas to other adjacent greenways.

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.**

- **Policy LUCC – 6.1: Targeted Development:** *“With the Guidance of the Comprehensive Plan’s Future Land Use Map, encourage targeted development, redevelopment and infill so as to channel growth where it will contribute to the long-term community vision and improve access to jobs, housing and services.”*

The subject site is an infill lot that has not been developed since its rezoning in 1970. And since the property is located immediately adjacent to existing commercial and along a highway, commercial and multi-family is appropriate for this location.

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

The surrounding area consists commercial development to the south, existing single-family residences to the west, Ernie Miller Park and Nature Center to the north and K-7 Highway to the east. The development has provided the required buffers along all property lines and due to the property dropping off to the south, the size and scale of the buildings should not affect adjacent residential properties and parkland. Also, the materials of the proposed buildings meet City requirements and the required open space is being provided.

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

The surrounding properties are zoned commercial and single-family residential. The commercial and multi-family development is appropriate at this site as it’s adjacent to existing commercial and along a highway. Also, buffers are being provided along property lines adjacent to properties zoned single-family residential.

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

The property is currently zoned R-1 which would permit single-family residential developments. The proposed rezoning to the C-3 and R-4 districts allows a variety of commercial uses and multi-family developments respectively. The proposed commercial and multi-family developments are appropriate at this location as the property is directly adjacent to existing commercial and along a highway.

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

The subject property is currently vacant and has never had any development since their rezoning in 1970.

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



The proposed commercial and multi-family development should have no detrimental effect on surrounding properties. Per the submitted design guidelines, the project will meet and exceed the City's building and site requirements. Also, required buffers are being provided and natural greenways are being preserved adjacent to existing single-family homes.

***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 proposed project will have a new public road and traffic improvements to serve the sites and the required parking is being provided on-site.

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

Staff is not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development.

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

The proposed commercial development will provide sales tax to the City upon completion and the proposed senior apartments will provide additional housing options for the City.

***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.***

The proposed rezoning to C-3 and R-4 does not pose a threat to the public health, safety and welfare.

**13. Staff Recommendation:**

**A. Staff recommends approval of RZ18-0016 for the following reasons:**

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

**B. Staff recommends approval of RZ18-0016 with the following stipulations to be included in the ordinance.**

- (1) Final plats shall be approved and recorded, and all excise fees paid prior to issuance of building permits.
- (2) Prior to submitting for final site development plans, revised preliminary site development plans including architectural elevations are required for

the 2 commercial buildings labeled Lots 2 and 3 on the site plan and for the climate-controlled indoor storage and senior housing facility.

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

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

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





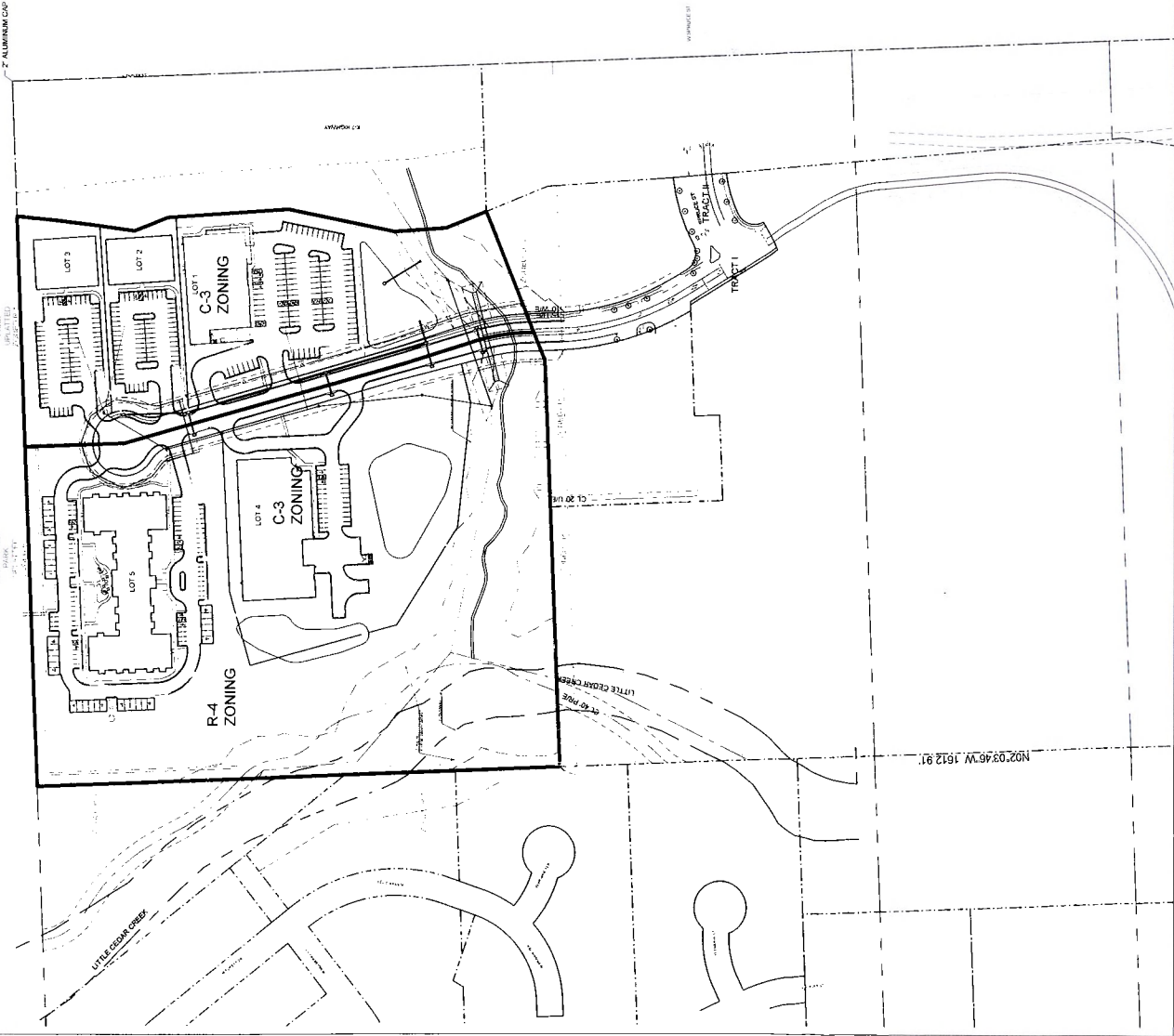
STAG'S RIDGE  
RZ18-0016



2' ALUMINUM COP

ENGINEER'S SEAL

ENGINEER'S SEAL



The East End of the Southwest Quarter of Section Twenty-seven, Township 13 North, Range 20 West, is hereby divided into five lots, to be known as Lots 1, 2, 3, 4 and 5, for the purpose of subdividing the same, in the City of Lawrence, Kansas, as shown on the attached plat, and subject to the following conditions:

All the part of the East End of the Southwest Quarter of Section 27, Township 13 North, Range 20 West, is hereby divided into five lots, to be known as Lots 1, 2, 3, 4 and 5, for the purpose of subdividing the same, in the City of Lawrence, Kansas, as shown on the attached plat, and subject to the following conditions:

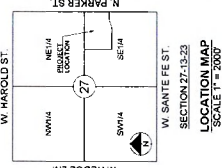
1. The lots shall be known as Lots 1, 2, 3, 4 and 5, and shall be subject to the following conditions:

2. The lots shall be subject to the following conditions:

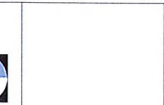
3. The lots shall be subject to the following conditions:

4. The lots shall be subject to the following conditions:

5. The lots shall be subject to the following conditions:



SCHLAGEL & ASSOCIATES, P.A.  
Engineers Planners Surveyors Landscape Architects  
14200 W. 15th St. Suite 100, Overland Park, KS 66204  
(913) 492-4400  
www.schlagent.com



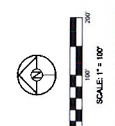
# STAG'S RIDGE PRELIMINARY DEVELOPMENT PLAN OLATHE, KANSAS

DATE	10/14/10
CHECKED BY	DAVE
DATE	10/14/10
REVISION DATE	
DESCRIPTION	

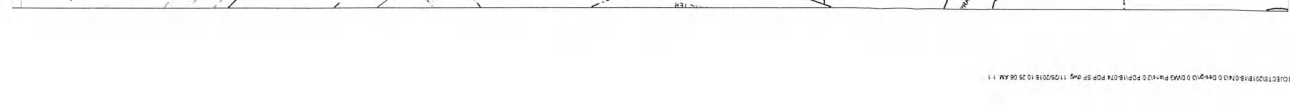
SHEET  
**PP1.0**  
OF

**DEVELOPER:**  
STAGS RIDGE, LLC  
KEVIN LUBIANO  
7021 JOHNSON DRIVE  
OVERLAND PARK, KS 66202  
P 913.502.5008

**OWNER:**  
ARTHUR E. JENSEN, INC.  
1000 N. WILSON AVE.  
PARKIA, KS 66071















SHEET  
**PP4.0**  
OF

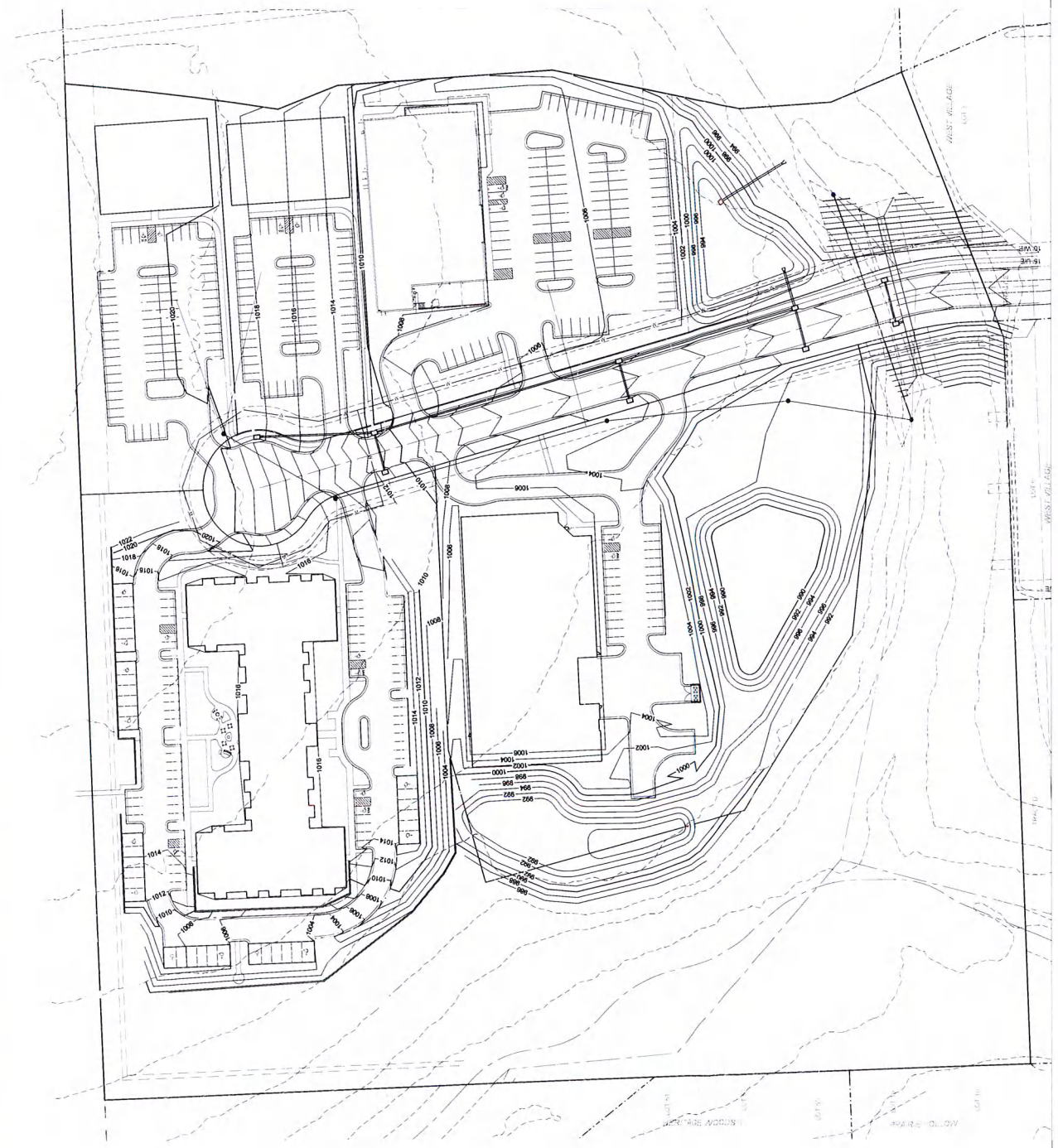
**GRADING PLAN**

DATE	10/26/18
PROJECT	STAG'S RIDGE
CHECKED BY	SR
DESIGNED BY	SR
APPROVED BY	SR
DESCRIPTION	

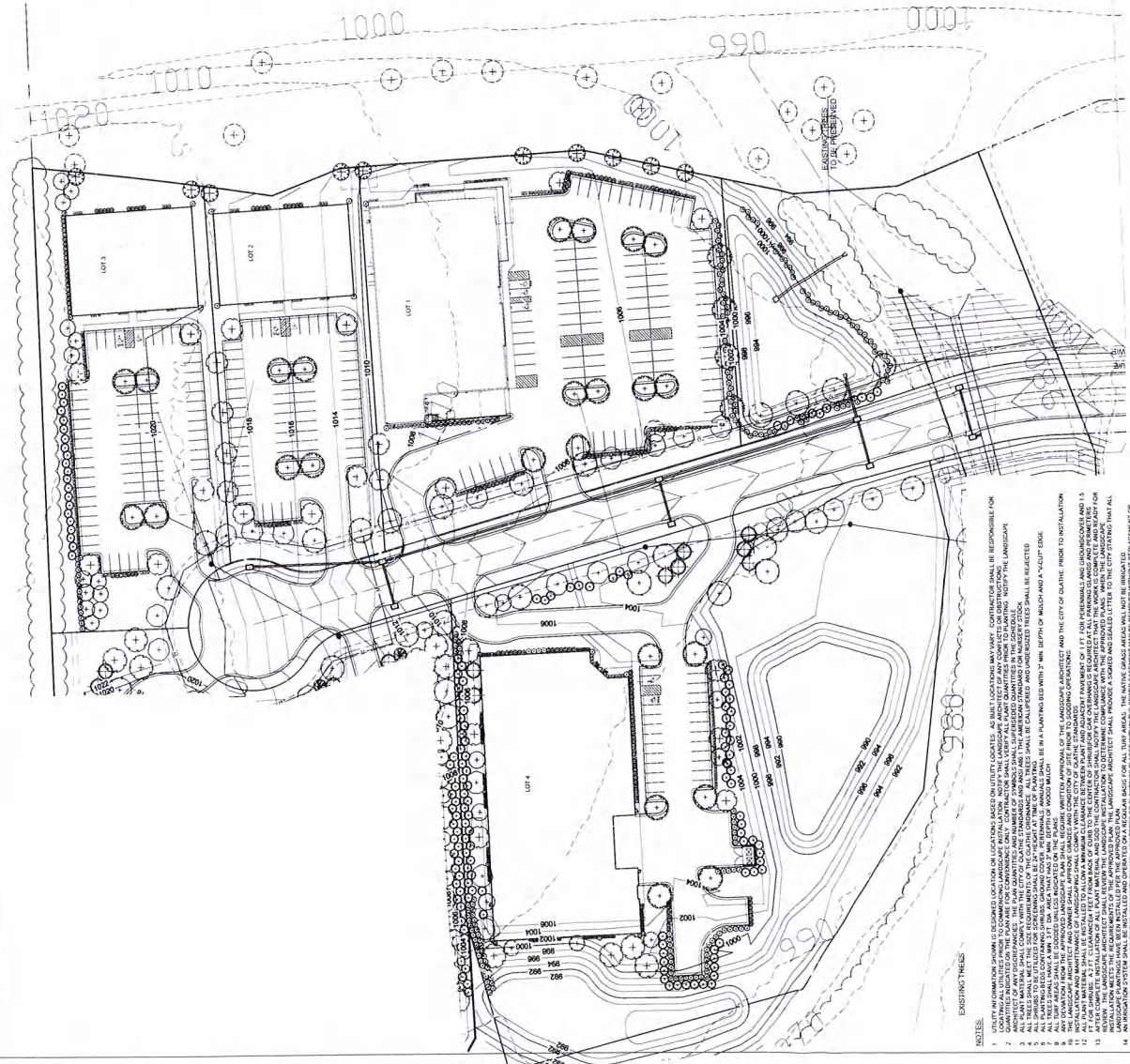
**STAG'S RIDGE  
PRELIMINARY DEVELOPMENT PLAN  
K-7 HIGHWAY AND SPRUCE STREET  
OLATHE, KANSAS**



**SCHLAGER & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
1420 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5155 • Fax: (913) 492-8400  
WWW.SCHLAGERASSOCIATES.COM







# LOTS 1-3 LANDSCAPE SITE DATA

WEST PROPERTY LINE COLLECTOR STREET 70' FEET LENGTH - NO BUFFER REQUIRED	
SHADE TREES REQUIRED PER 40' (1 PLANTING)	12 TREES
SHADE TREES PROVIDED	
SOUTH PROPERTY LINE - 180' FEET LENGTH - ADJ TO GP-2 TYPE 1 BUFFER REQ	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	2 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	2 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	2 EVENING TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	
EAST PROPERTY LINE - ADJ TO HIGHWAY NO BUFFER REQUIRED	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	21 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	18 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	21 EVENING TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	

## LOT 4 LANDSCAPE SITE DATA

WEST PROPERTY LINE - 415' FEET LENGTH - ADJ TO R-1 TYPE 5A BUFFER REQ 30' WIDE	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	21 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	18 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	21 EVENING TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	
NORTH PROPERTY LINE - 460' FEET LENGTH - ADJ TO R-4 TYPE 3 BUFFER REQ	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	7 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	51 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	25 TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	

## BUILDING FOUNDATION LANDSCAPE

ALL BUILDING FACADES FRONTING PUBLIC RIGHT OF WAY OR A PARKING LOT SHALL HAVE A LANDSCAPE AREA WITH A MINIMUM 5' FOOT WIDTH THAT IS A MINIMUM OF 10% OF THE BUILDING FOOTPRINT. PLANTS OTHER THAN TREES MUST COVER 75% OF THE REQUIRED LANDSCAPE AREA.

## AREA

## SHADE TREES

21 EA	ANV
4 EA	QTS
10 EA	QNG
5 EA	QSC
17 EA	TAM
24 EA	UMF
24 EA	ZSV

## ORNAMENTAL TREES

4 EA	ACC
25 EA	CC
8 EA	MNR

## EVERGREEN TREES

121 EA	JCH
48 EA	ACJP

## SHRUBS

58 EA	ICV
251 EA	BSW
19 EA	CB
126 EA	CH
96 EA	VN
137 EA	JPH
4 EA	SKP
11 EA	VCK
58 EA	VPS

# LOTS 4 LANDSCAPE SITE DATA

EAST PROPERTY LINE COLLECTOR STREET 200' FEET LENGTH - NO BUFFER REQUIRED	
SHADE TREES REQUIRED PER 40' (1 PLANTING)	12 TREES
SHADE TREES PROVIDED	
SOUTH PROPERTY LINE - 452' FEET LENGTH - ADJ TO R-4 TYPE 3 BUFFER REQ	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	7 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	30 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	23 EVENING TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	
WEST PROPERTY LINE - 260' FEET LENGTH - ADJ TO R-4 TYPE 3 BUFFER REQ	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	4 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	42 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	13 EVENING TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	
NORTH PROPERTY LINE - 460' FEET LENGTH - ADJ TO R-4 TYPE 3 BUFFER REQ	
SHADE TREES REQUIRED PER 100' (1 PLANTING)	7 TREES
SHADE TREES PROVIDED	
SHRUBS REQUIRED PER 100' (1 PLANTING)	51 SHRUBS
SHRUBS PROVIDED	
EVENING TREES REQUIRED PER 100' (1 PLANTING)	25 TREES
EVENING TREES PROVIDED	
ORNAMENTAL TREES PROVIDED	
SHRUBS PROVIDED	

## PARKING

REQUIRED 1 PARKING ISLAND PER 20 SPACES (24 SPACES)
PARKING ISLAND PROVIDED
SHADE TREES PROVIDED
SCREENING TREES PROVIDED
BUILDING FOUNDATION LANDSCAPE
ALL BUILDING FACADES FRONTING PUBLIC RIGHT OF WAY OR A PARKING LOT SHALL HAVE A LANDSCAPE AREA WITH A MINIMUM 5' FOOT WIDTH THAT IS A MINIMUM OF 10% OF THE BUILDING FOOTPRINT. PLANTS OTHER THAN TREES MUST COVER 75% OF THE REQUIRED LANDSCAPE AREA.
AREA
SHADE TREES
21 EA
4 EA
10 EA
5 EA
17 EA
24 EA
24 EA
ORNAMENTAL TREES
4 EA
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8 EA
EVERGREEN TREES
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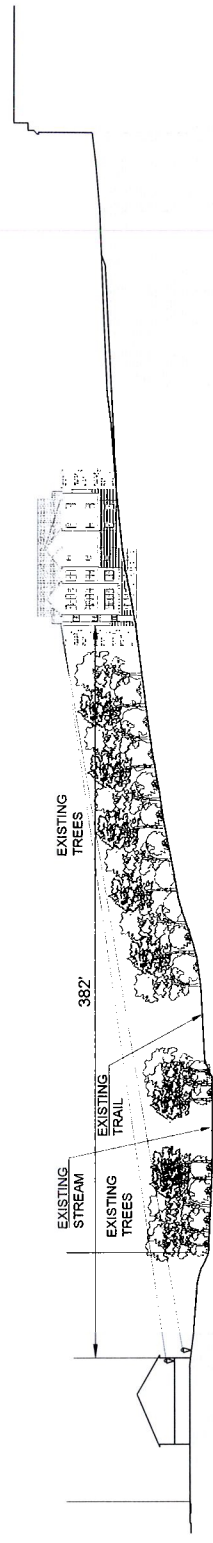
**SITE SECTION**

PROJ. NUMBER	18-074
DATE REVISION	11-26-18
DESIGNED BY	DP
CHECKED BY	DP
DATE	11-26-18
SECTION NAME	SECTION 1
SECTION	

**STAG'S RIDGE  
PRELIMINARY DEVELOPMENT PLAN  
K-7 HIGHWAY AND SPRUCE STREET  
OLATHE, KANSAS**



**SCHLAGER & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14620 West 107th Street • Suite 400 • Overland Park, Kansas 66215  
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**Kevin Tubbesing**

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Mission, Kansas 66202

Main 913.562.5600  
Direct 913.562.5608

Kevin@StagCommercial.com

Dan Fernandez, City Planner II  
City of Olathe  
100 E Santa Fe Street  
Olathe, KS; 66051  
Tel: 913.971.8664  
Via email: DJFernandez@olatheks.org

RE: Stag's Ridge Development – Waiver Request  
Northwest of K-7 and W Spruce Street, Olathe, KS

Dear Mr. Fernandez:

We are requesting waivers to the architectural requirements on the above mentioned project in conjunction with our Preliminary Site Development Plan application. Please see a summary of the waivers requested provided as follows:

1. Waiver for Building Design Category D (18.15.040) for the proposed commercial building on Lot 1. Applicant seeks waiver for horizontal articulation every 75' of the required 4' and proposes 1' horizontal offsets as shown. Strict adherence to the criteria is not feasible due to tight site constraints and inefficient use of usable interior space for tenants intended use. Building access, site egress and parking requirements would all be negatively impacted by enforcing this requirement. Further, its implementation would either lead to further owner hardship of dedicating additional site area to ensure safe pedestrian parking flow or potentially result in unsafe conditions for pedestrians traversing the undulated parking lot and drive aisle configuration necessitated by required horizontal articulation of the building. Granting relief from this requirement would not only not be a negative impact to the public, it would benefit the public by safeguarding pedestrian site access.
2. Waiver for Spec-Brik as a Category 1 material (18.15.020 table 15-2) from Category 2 for the commercial building proposed on Lot 1. Proposed material shares many of the same traits as a full thickness modular or solid brick. Material is the most commonly used material for primary materials in Class A construction throughout the metro. Spec-Brik is a proprietary name for the specified masonry. It is not a panelized product, if that is the concern. It is an integrally colored masonry unit with similar appearance and durability to brick and available in standard masonry unit sizes and is installed in the same fashion as brick by a mason stacking the units in a running bond pattern using vertical and horizontal mortar joints. Spec-Brik is a high quality and attractive alternative to modular brick and no private rights will be injured or endangered by granting a waiver.
3. Waiver for additional architectural elements on the west elevation as required by the UDO when being considered as a primary elevation. Significant landscape features including trees and plantings will be provided to effectively screen loading dock and trash receptacle

which will also obscure the lower portions of the west elevation from view. Strict compliance to the UDO (18.15.020 table 15-6) would not be observable through the planned vegetative screening, therefore the omission of these materials from the west elevation would not result in a negative impact to the public. The inclusion of the proposed natural features for the screening would provide a high quality and aesthetically pleasing alternative to the required façade expression. Furthermore, applicant has provided east and south elevations as primary facades to further align with primary visibility from K7.

We appreciate your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Tubbesing", with a stylized flourish extending to the right.

Kevin Tubbesing, CCIM, ALC  
Developer, Stag's Ridge  
913.562.5644



# Development Design Standards



Olathe, Kansas

North & West of K-7 & W. Spruce Street

Submitted By:  
Stag's Ridge LLC  
Ryan Robertshaw  
Kevin Tubbesing, CCIM, ALC

November 21, 2018

## **Introduction and Development Objectives**

This guide contains the design standards and guidelines for the planned Stag's Ridge development in Olathe, Kansas. The following design standards provide a framework to ensure the high quality of the proposed commercial and multifamily buildings proposed for Stag's Ridge. These standards are to guide the general site design, quality of the materials, the proportion of the building massing, the definition of architectural elements, and to encourage high design standards. These standards will be used to attract a variety of commercial and residential users and tenants to create an attractive mix of uses of the highest of quality envisioned by the Developer and the City.

## **Site Specific Design Criteria**

### **Overview – General Site Design**

General site design shall follow all applicable design standards as indicated in the Unified Development Ordinance for the specific intended use for the allowable use (either C-3 or R-4). These guidelines shall be further supplemented with the following standards specific to Stag's Ridge.

### **Preferred Development Character**

The following outlines general preferred criteria to ensure an overall integrated design amongst adjacent but individual components of Stags Ridge. These criteria are to reinforce best practices in general site design to best incorporate the mixture of uses planned for Stag's Ridge.

- Orientation of buildings should be carefully placed so that the view and main entrance of the building can be easily identified from the primary street.
- Parking lots should be designed to separate pedestrians from vehicles and direct pedestrians towards building entrances in a safe manner.
- Placement and arrangement of buildings and site amenities, shall be pedestrian-oriented and vehicular friendly.
- Impacts from individual to adjacent sites shall be minimized by controlling site design, building orientation, architectural design, and landscaping.
- Vehicular and pedestrian circulation as well as utility and storm drainage shall be designed and constructed to be coordinated with existing and planned improvements as part of the master plan of Stag's Ridge.
- Trash and/or utility enclosures should be strategically located but not be obvious to the standard passerby.
- All parking lot stripping shall be white.
- All utilities shall be underground.
- All internal site lighting shall use Mirada – XLAM outdoor LED Area Lights or equivalent.



## **Landscaping**



Often overlooked landscaping plays a critical role in unifying adjacent lots and uses together in one cohesive development. Well selected landscape criteria creates a well-designed vehicular and pedestrian flow through the specific site as well as throughout the entire development.

- Design should be incorporated with the architecture of the building to add interest as well as break up larger or longer expanses of walls.
- All landscaping shall be installed and maintained to top standards.
- Landscaping that dies shall be replaced by the parcel owner with the same species and size as originally approved on the plan.
- Larger shrubs and trees that drop fruit, flowers, or nuts should not be used near pedestrian walkways.
- Areas should be combined where possible to create larger clusters at highly visible locations.
- Design should create variety, interest, and areas for visibility.
- Plant selection should include a variety of different species, both deciduous and evergreen, to create interest as well as disease and pest resistance.
- Layout and design shall not block or create a hazard for pedestrians or vehicles.
- Foundation landscaping shall be provided at all buildings that face public rights-of-way.

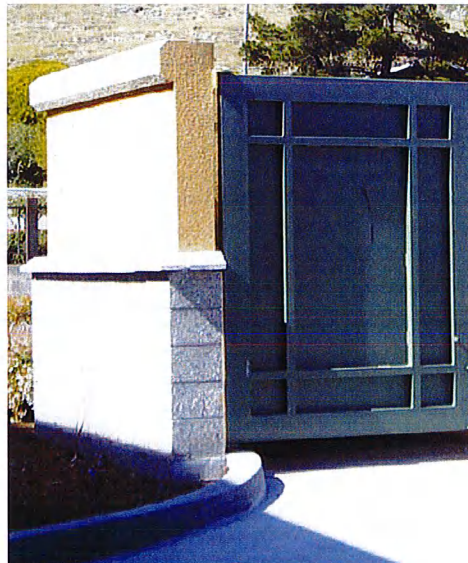


**Landscape  
Continuity**

#### **Screening – Trash Enclosures**

When trash enclosures are required the following criteria shall be used to ensure containers will be hidden from public view.

- Access doors should coordinate with the architectural design of the adjacent building(s) and be constructed with steel frames with prefinished metal siding for durability. Color to coordinate with adjacent building materials.
- A side or rear pedestrian access door is strongly encouraged but not required.
- Enclosures should not be placed along a public street or at a location that adversely affects an adjacent lot.
- Enclosure pads and surrounding pick up area pavement depth shall be designed for appropriate structural and vehicular weight capacities.



**Solid Materials / Steel  
Doors**

## **C-3 – Regional Center Architectural Design Criteria**

### **Overview**

Regional center commercial and retail buildings in Stag's Ridge will generally consist of one to three story buildings providing services and/or goods for residents of a given district as well as the surrounding region. Uses are encouraged to support and blend with the surrounding developments of the community and shall further be restricted to those as allowed by code. Buildings shall follow Building Design Category D for Commercial Buildings per the Olathe Unified Development Ordinance with further guidelines as shown below.

### **Major Elements**

#### **Preferred Elevations**

Elevations submitted in conjunction with these standards ("Typical Commercial Elevations") shall serve as a basis and general guideline for similar proposed developments within this district.

#### **Building Entry**

Vestibule entries to retail buildings are encouraged to have defining architectural features (such as roof pitch or canopies). Differentiation of roof heights and pitches are strongly encouraged.

#### **Canopies & Awnings**

Canopies and Awnings shall be constructed of durable and UV stable material. An 8'-0" minimum clear height shall be maintained where awnings and canopies project over sidewalks and pedestrian areas.

#### **Mechanical Equipment**

At the ground level: outdoor mechanical, electrical and communication equipment shall be located behind the building and be screened from any public way and/or vehicular or pedestrian street. At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no projection above the lowest parapet. All roof top equipment should be fully screened for public view. Loading docks, trash dumpsters, utility meters should be screened and located in inconspicuous areas. Screening shall generally conform to the overall design of the surrounding buildings. Walls shall be landscaped to hide utilities and where permitted by the utility, painted to blend with building architecture.



**Rooftop Mechanical**

#### **Architectural Character**

Regional Center district's principal use range from medium to larger scale commercial and retail development, and provide services and goods for the direct and regional surrounding community.

- Similar use of materials and colors shall be consistent throughout the development to provide a level of continuity.
- Building material colors, facade design, and roof lines shall be consistent on all sides of the building.
- Architectural design is encouraged to create harmony using different material textures, shadows, and contrasting shapes to create visual interest in the vertical structures of the development.



## **Building Mass & Roof Forms**

### **Roof**

Where possible pitched roofs should be used in conjunction with traditional commercial flat roofs. It is further encouraged that vestibule entries have defining architectural features, such as pitched roofs or canopies.

### **Wall Articulations & Projections**

Locate activity generating and vibrant architectural programs along the exterior facades and maximize visual transparency. Blank, unarticulated walls are strongly discouraged. Architect should generate a pattern or rhythm that is appropriate to the size and scale of the building. Building façades should attempt to incorporate the following scaling elements:

- Material Diversity
- Changes in architectural rhythm
- Recesses
- Reveals
- Offsets
- Projections (continuous or defined)
- Shadow trims
- Surface applied architectural features



## **Building Materials**

### **Encouraged Materials:**

- Laminated wood and steel members
- Cedar timber elements
- Glazing
- Stone or stone veneer
- Fired clay brick or veneer
- Stucco
- Architectural metal panels
- Fiber cement siding, lap and panel
- Architectural grade concrete, precast, or cast stone
- Tile

### **Prohibited Materials Shall Include:**

- Vinyl, fiberboard
- Standard Concrete
- Split block
- Non-architectural standard type formed concrete
- Standard grade asphalt shingles

## **R-4 Residential Medium Density Multifamily Design Criteria**

### **Primary Intended Uses**

Residential uses for the R-4 Residential Medium Density Multifamily area of Stags Ridge shall target uses of the following nature:

- Market Rate Apartments – Age restricted preferred
- Independent Living
- Assisted Living
- Nursing Home
- Memory Care

### **Preferred Elevations**

Elevations submitted in conjunction with these standards (“Typical Multifamily Building Elevations”) shall serve as a basis and general guideline for similar proposed developments within this district.

### **Wall Articulations & Projections**

Building facades should be broken into vertical bays to articulate and identify unit width. These bays should be further subdivided into modules to define fenestration vs. solid zones to promote the appearance of multiple vertical units. Facade bays may be delineated by the following elements:

- Projections (continuous or defined)
- Diversity in Material Profiles
- Changes in Profiles and/or materials
- Surface applied architectural features
- Recesses
- Reveals
- Offsets



### **Ornamentation and Additional Detail**

Dormers can be used as vents, or to conceal equipment, provided they are used in proportion to the main roof.

### **Building Materials**

Materials quality shall remain consistent across all facades. Materials used on the front facade shall be incorporated and repeated on all remaining facades. When different materials are used moving vertically up the building, the building base material shall have a heavier appearance than the material(s) above. Materials shall be of durable and high-quality material.

### **Encouraged Materials:**

- Brick & Brick Veneer
- Stone & Stone Veneer
- Manufactured Stone Veneer
- Glass
- Stucco
- Wood
- Fiber-cement

### **Prohibited Materials Shall Include:**

- Vinyl
- Metal or fiberboard siding panels





September 17, 2018

**RE:**    **Neighborhood Meeting for Stag's Ridge**  
         **Northwest of K-7 and W Spruce Street**  
         **Olathe, Johnson County, Kansas**

**Location:** **Community Room C at the Olathe Community Center**  
**1205 E Kansas City Road, Olathe, Kansas 66061.**

**Time:** **6:00pm to 7:00pm – Representatives were on hand till 7:30 to address individual concerns and review plans as presented.**

Meeting commenced at 6pm with a general overview of the project as presented by Kevin Tubbesing of Stag Commercial. Site plans and elevations as provided in the City submittal as well as aerials and sight line perspectives were provided for review to all in attendance. A brief history of the property was provided, as well as details on the City's future land use for the subject property. Site access and constraints were reviewed as well as planned offsite public street improvements. Kevin reviewed his intent that this was horizontal development with no current signed tenants/users.

The following questions were received during the course of the presentations with responses provided as follows:

**Question:** Statement: Traffic is currently congested at the Murphy's gas station at peak times.

**Response:** As part of the development and extension of the ring road Stag's Ridge has proposed several improvements in front of the gas station. These include a raised island to provide a protected right turn into the new development, as well as increasing the que for a left turn out of the development. Further improvements include restriping the turn lanes going north into the development. Further discussion included that the current congestion will likely continue, but improvements should increase the efficiency and safety at the intersection.

**Question:** Current retail just north of the development at Harold has struggled, what makes Stag's Ridge a good candidate for more commercial?

**Response:** The referenced property has been subject to a number of challenges not directly related to current market conditions. The commercial component will focus on commercial users that are more independent of the traditional strip center. Targeted users will include more casual restaurant users vs convenience fast food as well as users such as pet supplies stores. Users will be targeted that compliment and not disrupt the adjacent proposed multifamily tenants.

**Question:** Why can't you go somewhere else?

**Response:** With the land being in private ownership and the City designating the property for the proposed use, the property will eventually be developed in a similar manner even if Stag's Ridge was to not develop the site. We believe the proposed development provides a plan to locate similar uses while providing an appropriate buffer to surrounding uses.

**Question:** With your development I will have to install security cameras and additional locks as crime will increase.

**Response:** Stag's Ridge will be a class A type product with the multifamily units. No subsidized housing is proposed. Furthermore, no direct roads or parking lots will abut the single family to the west. The topography and vegetation of the site would make it difficult to directly and conveniently access the adjacent properties.

**Question:** Statement: Deer and coyotes currently inhabit the site.

**Response:** There is an extensive greenway that is being maintained along the west and south boundaries of the property. Development is only slated to occur on the flatter parts of the property that were once cleared and in grass.

**Question:** In response to no current contract for a multifamily developer, what do you see being placed on site?

**Response:** We are currently targeting senior housing users including independent, assisted, or memory care, but will also entertain market rate apartments. It is likely that with the previous fill placed on the site that the number of units will be less than currently proposed. Materials will need to be provided as shown and exceed the current standard of Olathe.

**Question:** Would you consider a fence just to the west of the apartments to limit traffic and noise to the west?

**Response:** With the topo of the site a fence would likely not screen as intended as well as take away more of the existing tree line in order to place the fence. After discussion the general consensus was that the neighbors would prefer the existing trees over an added fence. It was at this point that the line of sight drawing was presented showing the existing trees currently block the view of the apartments excepting the roof line. Further described were the distances between the single-family homes to the west and the proposed multifamily building all exceed 300' in distance between the different classes of structures.

**Question:** Are these the final plans?

**Response:** Kevin reviewed the city process and explained this is the first step in the development process. He further explained that the plans set the standards for the proposed development and that if any new user is to deviate from the plans that they will need to come back before the neighborhood with any revised plans. Materials as proposed on the elevations was discussed as well as the unit counts could not exceed what is currently shown.

**Question:** Why doesn't the county park just buy the property?



**Response:** It is our understanding that the current owner has approached the county to purchase and that they were not interested in acquiring the property to further extend the park.

**Question:** Do you own the property?

**Response:** No, we are currently under contract as part of this process and hope to close by the end of the year.

**Question:** Will you blast the rock like they did for the Wal-Mart?

**Response:** It is our intent as the developer of the lots and infrastructure to minimize the need to perform any blasting. Blasting if it were to occur would likely be as part of utility trenching along the planned extension road. If it is needed we would follow any necessary procedures as required.

**Question:** I would like to see you exclude tire stores from your users on the commercial side.

**Response:** We would target users that would be great neighbors to the multifamily to the west of the commercial pads. As such we would target less intense users that don't focus on convenience but are more of a destination and wouldn't produce a lot of noise.

**Question:** Could you place a roundabout at the entrance of Spruce Street as part of your street improvements where the stop signs are currently located?

**Response:** We are not sure this would alleviate any of the current issues and actually exacerbate them. Furthermore this would fall outside the scope of improvements as it would completely redesign property that is outside of our control. The proposed improvements have been designed by a qualified traffic engineer as part of our commissioned traffic study of the area.

**Follow up Question:** What about adding a stop light?

**Response:** This would likely make the condition much worse.

**Question:** Have you done a study on how the proposed development will affect our property values?

**Response:** No. As proposed, the development should not affect your values as the rent structure of any proposed apartment will likely exceed any of the current average mortgage payments of the surrounding single family. The difference in development is a non-competing product class.

**Question:** Could you develop two-story multifamily product instead?

**Response:** The current market conditions as well as the conditions of the site will likely keep the multifamily component as shown. We are currently proposing 13 units per acre where code would allow for 29 units per acre.

**Question:** What are you doing for Greenspace?

**Response:** Currently with the topography of the site there will be a rather extensive greenbelt that extends along the west and south of the property. We are currently exploring a

conservation easement for these areas. This provides a natural and rather large setback between the adjacent uses.

**Question:** Do you feel the area is becoming oversaturated with multifamily?

**Response:** Johnson county has seen a vast demand for rental type housing as the demographics and lifestyles have changed. Developers cannot currently keep up with the demand. We are seeing the lock-and-leave lifestyle becoming more popular across all age groups.

**Question:** Has the property been zoned?

**Response:** No, but this is the reason for the meeting. The city has identified as part of their future plan for the area to become medium density multifamily. We are proposing density that is far less than would be allowed by code.





# SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects



## NEIGHBORHOOD MEETING SIGN - IN SHEET

<b>Project:</b> STAG'S RIDGE	<b>Meeting Date:</b> Monday, September 17, 2018
<b>Facilitator:</b> Ryan Robertshaw, KC Evergreen	<b>City Case No.</b> RZ18-006

Name	Address	Phone / E-Mail
Sally Merriam	1440 W. Forest Dr.	913-669-2131
Arlen Siegfried	1403 W. Prairie Terr	913-406-4093
Barb Siegfried	1403 W. Prairie Terr	913 406-4086
Debra Etzen	1405 W. Prairie Terr	913-901-7499
Angela Reed	1399 W. Prairie Terr	913-207-1788
Nevin O'Donnell	1410 W. Prairie Terr	913 254-9127
DANIEL HARTMAN	1436 W. Forest Dr	913 839 7068
JULIET SNOW	1397 W. PRAIRIE TERR	913 747 9098
CHARLES SNOW	" " " "	913 523 3065
Mauricio Baudenbacher	1437 W Forest Dr	913 475 0852

SEP 17 2018



November 26, 2018

**RE:**     **Neighborhood Meeting for Stag's Ridge**  
             **Northwest of K-7 and W Spruce Street**  
             **Olathe, Johnson County, Kansas**

**Location:**   **Community Room C at the Olathe Community Center**  
                 **1205 E Kansas City Road, Olathe, Kansas 66061.**

**Time:**   **6:00pm to 7:00pm**

Meeting commenced at 6pm with a general overview of the project as presented by Kevin Tubbesing of Stag Commercial. Revised site plans and elevations as provided in the City submittal as well as aerials and sight line perspectives were provided for review to all in attendance. Kevin stated the reduction from 242 apartment units down to 100 units of apartments focused of senior. The additional change being a climate controlled self-storage facility or medical office use to the south of the multi-family. A brief history of the property was provided. Site access and constraints were reviewed as well as planned offsite public street improvements. Kevin reviewed his intent that this was horizontal development with no current signed tenants/users. He further explained that he was not seeking public incentives for the project.

The following questions were received during the course of the presentations with responses provided as follows:

**Question:** Statement: I think these are good changes and generally support the development, but as mentioned previously we have a concern about the traffic in the area.

**Response:** We realize that the existing gas station is one of the busiest in the area, presumably because of it's lower than market gas prices. Additionally we realize there are some challenges and existing conditions that were allowed to be installed in front of the gas station that have caused these issues. We have taken steps to improve the traffic flow at and in front of the gas station on Spruce. Additional stacking has been provided for traffic turning east out of the shopping center as well as protected right turns coming into the development towards the gas station.

**Question:** Can you do a right in only (no out) at the north of the property?

**Response:** You would not do one without the other. We believe the right out to be a safety issue with the oncoming southbound traffic as well as an unnecessary financial burden to the development, especially when no incentives are being sought.



**Question:** Is the apartments only senior?

**Response:** Being that we are limited to up to 100 units this will dictated that it will generally become senior. The large apartment developers usually like to see complexes with 200 or more units. Senior users range from 50 to 100 units for project like this.

**Question:** Has the location of the apartments moved?

**Response:** No. Due to the grades the new building is roughly in the same place. Additionally we plan on placing a Federal Conservation Easement on the space between the development and the single family to the west. This would limit any future development of the area.

**Question:** What is the current buffer between the park?

**Response:** We are required to provide a 20' setback. We are providing a 30' setback with a 20' tree preservation line within that setback.

**Question:** Has the heights and viewing (sightlines) changed from the original proposal of the building closest to the homes on the west?

**Response:** The buildings are roughly located in the same area and are the same heights as before. three to four stories in height. Sightlines should be similar as previously shown.

**Question/Statement:** I see where there is the opportunity to protest the development by certain dates with enough signatures.

**Response:** I would hope that there would not be such a case, but there is a formal process that could be initiated that would have to be verified through the City.

**Question:** Do you have any current users or contracts for the property?

**Response:** At this time we do not have any confirmed users for the project, but are in constant contact with a number of potential users. We are planning this as a horizontal development and will not personally be building anything vertical. Our hope would be to attract some restaurant users for the pads along the eastern side of the development as well as retail users.

**Question/Statement:** We don't want to see a connection to the trail near the single family.

**Response:** We have shown a potential connection at the apartments connecting to the north to Ernie Miller. There is no planned connection to the trail that runs north south on the east side of our property due to grading and topo constraints. We are further planning on meeting with Ernie Miller tomorrow to discuss this very issue.

**Question:** Can you explain the changes in zoning better?

**Response:** The zoning was changed from C2 to C3 to allow for the climate controlled self-storage. This was to allow for the lower intensity of traffic for that use. It was further changed to avoid different types of zoning and what is referred to spot zoning. *Kevin also reviewed special use permits and how they are used for special conditions and outside displays and merchandise.*

**Question:** What is your schedule to begin construction and open pads for construction?

**Response:** We would hope to begin initial construction / site activities in February, with streets and improvements completed by mid to late summer.

**Question:** Will there be a public hearing for this?

**Response:** Yes. As part of the rezoning there is a required public hearing for that planning action.

**Question:** Do you have an idea of what the multifamily will look like?

**Response:** Any proposed development would have to meet the standards of Olathe and would be subject to additional notifications and review by neighbors as part of the approval process. As a condition of our approval the climate controlled self-storage and the multifamily on the west of the extension road will have to submit revised plans that would be subject to further review and notification of the surrounding neighbors.

**Question/Statement:** I noticed there were ponds on the property.

**Response:** These are for stormwater detention and management. These are a required part of any development project in Olathe to reduce/manage stormwater so as not to create any issues for properties downstream of the project.



# Stegs Ridge

## MEETING SIGN-IN LOG

Date Nov 26th 2018 6pm-7pm

[illegible]



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Park & Recreation  
District

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Jill Geller

**OUR MISSION**

Enhance the quality of life in  
Johnson County by providing  
high-quality parks, services and  
recreation programs.

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Jeff Stewart, Deputy Director  
JCPRD Administration Building  
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Mike Brown, Sixth District

December 3, 2018

City of Olathe  
Attn: Dan Fernandez, Planner  
100 Santa Fe Street  
Olathe, KS 66061-3409

**RE: JCPRD List of Concerns regarding the proposed Stag's Ridge Development  
SECOND LETTER OF CORRESPONDENCE**

Dear Mr. Fernandez:

Please share this with the appropriate departmental agent(s) within the City, to assure it is reviewed as required in advance of, and to be presented to the decision making stakeholders meeting. The Johnson County Park and Recreation District would be comfortable with the request to rezone the property adjacent to Ernie Miller Park from R-1 District to C-3 and R-4 Districts if the following concerns can be addressed.

**POTENTIAL LIST OF CONCERNS**

**PROPOSED SETBACK**

- Over the last 45 years, JCPRD has invested considerable planning, dollars and time to establish Ernie Miller Park (EMP) as an oasis within the surrounding hardscape development, providing a very welcome and necessary amenity within the City, County and region.
  - JCPRD's Mission for Ernie Miller Park remains first and foremost as a Nature Park offering facilities and programs to over 199,157 visitors in 2017.
  - Ernie Miller Nature Center had 38,626 visitors in 2017.
- Given this, Ernie Miller Park requests the minimum setback of 20' with an additional 10' buffer, for a total of 30'. If possible, a 50' setback would be suggested 1) to limit vehicular noise and exhaust fumes from entering the park, and 2) to protect and preserve the ecology, flora, and fauna of this vulnerable natural setting.
- JCPRD would like to review the City approved demolition plan for the proposed development.

**SOUTH PARK BOUNDARY**

- Concerns remain regarding the need for a fence along the south boundary of EMP.
- The development should include a property line fence to clearly demarcate the boundary for the park. JCPRD is obligated to inform park patrons of rules and regulations as they enter the park, therefore it is important to have a designated and restricted point of entry. Tenants must be discouraged from accessing the park other than by an authorized trailheads, as unrestricted access leads to the creation of unauthorized trails which cannot be sustained and negatively affect the park's environment.



- Open access to the park may lead to residents becoming disoriented or lost in the wooded areas of EMP.
- Fencing will provide a barrier for dogs from entering the park from the senior living facility and other areas of the Stag's Ridge development. Dogs are prohibited, even on leash, within Ernie Miller Park, due to the disturbance they cause to both wildlife and the natural flora/fauna within this nature park. Without a fence line, there is concern that Stag's Ridge residents will innocently allow their dogs to wander onto the EMP property.
- Bicycles are prohibited within EMP. The existing access point referenced below provides a rack for patrons to leave their bicycles while they enjoy the park.
- JCPRD does not have any restriction regarding fence appearance or type, as long as it is long lasting and durable.

#### TRAILHEAD ACCESS AND COMMUNITY CONNECTIVITY

- The currently proposed trail access from the proposed senior living facility development into EMP should be deleted from plan. It is strongly recommended that trail access connects to only the Rolling Ridge trail, allowing users to access the park through the park's South entrance as is proposed in the new EMP masterplan.
- As mentioned above, this designated trailhead access allows JCPRD to inform patrons of park rules, park hours, etc., and will provide a more satisfying park experience.

#### CONTROL OF INVASIVE SPECIES

- Existing invasive species need to be removed to prevent the disbursement of seeds or plants into Ernie Miller Park. Has the area on the western side that is to remain in native vegetation been inventoried for invasive species (e.g., is it infested with shrub honeysuckle) and how does the developer intend to protect this area? Is mowing planned right up to the edge of the tree line or is there opportunity to have a native grass buffer that then transitions to mowed turf grass lawn?
- JCPRD requests that the landscaping plan for the development not include any invasive/noxious plant species. Examples include but are not limited to Japanese and shrub honeysuckle, Little Henry Sweetpire, Burning bush, Rose of Sharon Callery Pear or any SPP, mimosa, Euonymus, Sericea lespedeza, pampas grass, blue dune grass, English ivy, Vinca Minor, winter creeper common reed, Johnson grass and any bamboo.

#### EROSION CONTROL MEASURES

- What are the plans to provide open space within the development for tenants and reduce runoff?
- The greatest concern for Ernie Miller Park and others downstream of this development site is most likely to be impacts from sediment and erosion from the site during and for 1-2 years after construction.
- It is critical that the developer install and maintain (and the City enforce) proper sediment and erosion control measures to prevent soil loss from the site from entering Little Cedar Creek and/or disturbing the area of native vegetation in the park and in the buffer area.
- This should include building the dry extended detention facilities early in the site development process and using them for storm water management during construction.
- JCPRD requests that after the development of the site is stable, the revegetation of the site utilizes best management practice (BMP) features for post construction storm water management.

#### SUSTAINABLE DESIGN MEASURES

- The proposed development does not include a pollutant filtering system, such as bioswales or other creative means to treat surface runoff of vehicular fuels/oils, herbicides/insecticides/fertilizers, or other on site generated pollutants. This would be more environmentally sustainable and should be included as part of the detention facility design, and include a hydrodynamic separator or comparable element to

2<sup>nd</sup> Letter to City of Olathe  
Stag's Ridge Development

collect trash, before water reaches the detention facilities. This would help keep trash and pollutants out of the detention facility as well as the stream.

- The existing Landscaping, Buffer and Screening code for the City encourages use of environmentally sustainable design/principles including the use of shared parking facilities. Are there ways to reduce the amount of asphalt parking?
- Noise and trash pollution from the development remains a concern. K-7 Traffic concerns to city still a concern.
  - What are the City's plans to accommodate the increased traffic for the proposed development? Are there any plans to reduce the speed limit on K-7 highway or other safety measures?
  - Maintaining a good vegetative buffer will help with the noise. JCPRD requests the developer to use downward pointing or other dark sky friendly lighting. Use of BMPs like hydrodynamic separators will ensure that trash is collected on site and cannot readily enter Little Cedar Creek is very important.
- Trash pollution from the development remains a concern. JCPRD requests that trash dumpsters not be located within 200' of the Park boundary. This will limit the attraction of wildlife from the park, and the resulting scattering of trash within both the development and the park.

**GUARANTEE OF ADEQUATE WATER DETENTION**

- JCPRD requests confirmation from the City that the proposed development provides adequate storm water controls so additional runoff will not be experienced in Ernie Miller Park. Two (2) detention basins are shown on the west side of the development. Even with this design feature, it is likely there will be an increase in rainwater volume exiting the development site. The developer should include stabilization of the release points from the detention facilities to ensure that this does not cause bank erosion or other issues for Little Cedar Creek.

Sincerely,



Jill Geller  
Executive Director  
Johnson County Park & Recreation  
[Jill.Geller@jocogov.org](mailto:Jill.Geller@jocogov.org)  
(913) 826-3404

C: Cliff Middleton, JCPRD Planning and Development Manager  
Bill Maasen, JCPRD Superintendent of Park & Golf Courses  
Jeff Stewart, JCPRD Deputy Director