

Neighborhood Interact Meeting Summary

Neighborhood Interact Meeting – Oak Lawn Memorial Cemetery – Special Use Permit Application (Case No SU18-0009)

Date/Time: Thursday, January 24th, 2019; 6:30 p.m.

Location: - Church of the Harvest, 14841 S. Blackbob Road, Olathe, KS

Attendees: See attached Log-in Sheet

The meeting began at 6:30 pm, at the Church of the Harvest, South Auditorium located at 14841 S. Blackbob Road. Approximately 50 members of the public were in attendance and a signup sheet was setup at the entrance and everyone in attendance was encouraged to sign-in. The meeting lasted approximately 2 hours.

Jeff Skidmore, with Schlagel & Associates Engineers opened the meeting with a brief description of the notification process and informed that the original planning commission date of February 11th and been altered and the new planning commission hearing would now be on February 25th. The attendees were also informed that any property owners with 200 feet of the subject property would be notified of the February 25th hearing by certified mail notice sometime early in February. The project was presented to the attendees with the plan submittals of the overall site plan, the enlarged site plan, the landscape plan, the floor plan and the color building elevations. Jeff Skidmore presented the project in terms of the site development and Rick Kuhl of WSKF Architects presented the project in terms of the building floor plan and building architecture. Upon completion of presenting the project, the floor was opened up for discussion/questions from the audience.

The following is a brief summary of the open discussions/questions/responses that occurred during the interact meeting.

- A resident from the East side of the project ask for a clarification in terms of the building elevations as to what was the elevations that she would see upon completion of the project. It was clarified by Rick Kuhl with reference to the east elevation of the building elevations.
- It was asked why build this facility in the existing cemetery at this time. It was clarified by a member of the McGilley Funeral Home team that this was an opportunity for them to expand the business and better serve their customers and the area.
- It was asked if the current owners had cut back maintenance on the existing cemetery over the past several years and noted that some of the areas were not well maintained. It was clarified that maintenance had not been reduced and mowing and regular maintenance occurs generally on a 2 week schedule at the facility.
- It was noted that the although property owners within 500 feet were to be notified, that the homes associations adjacent to development had not been notified. The homes association adjacent to the development was listed in the 500 foot property owners and was included on the mailing list.

- The issues with the storm water runoff was asked in regards to how the storm water would be handled. It was clarified that a preliminary storm water study had been submitted for review with the preliminary development plan. It was clarified that that drainage from the Eastern watershed would be ultimately routed thru the existing detention pond in the adjacent subdivision to the south. In reviewing the storm water design of the adjacent subdivision, it was clarified that the original design accounted for approximately 30% impervious area for the development within the cemetery. It was also clarified that the current development plan only incorporates approximately 12% impervious area into the overall plan.
- It was issue with the adjacent subdivision to the south that the maintenance and upkeep of the pond is part of the Homes Association responsibilities and asked if the owner/developers would consider making a contribution to that upkeep, possibly on a yearly basis. It was clarified that this would be a consideration if the project receives approval and moves forward.
- It was asked if the was a “done deal” and has this already been approved. It was clarified that this was just the first step in seeking planning/permit approvals. The neighborhood meeting was an informational process to make them aware of this project in the early stages, prior to any planning commission or city council hearings.
- It was asked if the owners had any other funeral homes in the Olathe Area. It was clarified that they have an older facility in downtown Olathe.
- It was asked if that facility would close with the opening of this new facility. It was clarified from the owners that no decisions have been made in terms of maintaining that facility along with the new facility or whether that facility would close in the future.
- It was asked about the life expectancy of the existing cemetery. It was clarified that there are many factors involved in determining that, but typically cemeteries have a life expectancy of 100 years before they are full.
- It was asked if there would be a crematorium incorporated into the development of this project. It was clarified that a crematorium is not intended to be part of this project. The building is only for funeral/chapel services
- It was asked if their other facility closed, would they be moving the crematorium services to this facility. It was clarified that there were no plans for that to occur for this new facility.
- Concerns were expressed that the addition of the funeral home and associated parking and infrastructure would bring people into the area and encourage additional access to the rear of the existing detention pond that serves the subdivision and overall watershed. It was emphasized that the detention pond is a private facility for the use of the neighborhood and homes association.
- A brief summary of good principles and planning practices was presented from the Olathe Unified Development Ordinance by one of the attendees with emphasis on good planning practices being followed to protect neighbors and neighborhoods adjacent to development area. It was noted that the residents did not feel like good planning practices were being implemented into this

plan and there was not good community outreach in terms of the planned project.

- It was asked if there were concerns for increased traffic along Blackbob Road and if a traffic signal was being considered at the entrance to the project. It was clarified that a traffic signal was not being required with the development of this project and also clarified that funeral homes and cemeteries are not typically considered high impact traffic generators in terms of the Institute of Traffic Engineers traffic count manuals due to the fact that most services at these facilities occur outside of the a.m and p.m. peak hours of 7:00-9:00 a.m and 4:00-6:00 p.m.
- It was stated that an attendee felt that the initial storm water analysis was flawed, without any clarification or confirmation as to why. It was clarified that the preliminary storm water review and been submitted with the preliminary development plan process and any review from the City of Olathe would have to be satisfactorily addressed prior to proceeding with and permitting of the project.
- It was asked if area lighting was planned for the exterior of the project. It was clarified that that area lighting would be incorporated into the development of the project. The lighting would have be in compliance with City of Olathe Lighting Standards, which includes cut-off light fixtures (lights up inside the fixtures) and less than 0.5 footcandles at the adjacent property lines. It was also clarified that even though a photo-metric plan is not required until the final development plan process, we have initiated that plan now and intend on submitting that plan as part of the preliminary development plan process.
- Mark McGilley, as owner of McGilley Funeral Homes introduced himself and gave a brief history of their business and operations.
- An attendee asked Mr. McGilley when the last time he had been to the cemetery. Mr. McGilley confirmed that he had been at the site earlier that day. It was asked if he had seen the open dumpster at the northeast corner of the property. Mr. McGilley confirmed he had not seen it. It was clarified that the city planning staff has required in their review that the existing dumpster be implemented into the proposed screen area near the northeast corner of the property and the landscape plan was referenced.
- It was asked if the building would be “roughed-in” or framed with the intent to install a crematorium in the future. The floor plan was referenced to indicate that no crematorium is planned for this facility.
- It was asked by that a representative of the funeral home define the processes that would occur as far as body delivery, drop-off, funerals services, etc. The process was defined with the aid of the site plan and building floor plan in reference to circulation thru the proposed project and where the deliveries will be made to the proposed facility.
- It was asked if there was additional landscaping being added to the south side. It was clarified that landscaping was being added adjacent to the building and the landscape plan was referenced. Additional landscaping along the site perimeter would also be considered as part of the plan revisions to address additional buffer concerns that have been brought up tonight.

- It was asked if there would be more funerals with the development of the property. It was clarified that it would be their intent to have funeral services here if the facility is built and would give them an additional location for services.
- It was asked if the owners would consider purchasing property along Santa Fe to develop a funeral home. It was clarified that they did not have any intent of purchasing property along Santa Fe and had not explored that option in regards to expanding their services in the area.
- It was asked to clarify what would be done with the existing facility in downtown Olathe, if this project is constructed. It was clarified that there were no immediate plans for the existing facility and it would continue to operate as it does today.
- It was asked if anyone with the City of Olathe was aware that the downtown facility may be closed with the development of this project. It was clarified that there were no immediate plans for the existing facility and it would continue to operate as it does today.
- The name of the facility was asked. It was confirmed that it would be a McGilley funeral home facility
- It was asked who makes the ultimate decision as far as the approval of this plan and facility. The planning process was clarified that the submittals are directed through the City Planning Staff. The City Planning Staff will review the application in terms of meeting the Unified Development Ordinance and make a staff report and recommendation to the Planning Commission. The Planning Commission will make a recommendation of approval or denial that will be considered by the Mayor and City Council. The Mayor and City Council will have the final decision and approval/denial of the project.
- It was asked if noise would be an issue. It was clarified that all projects have to be developed with considerations for noise ordinances. It was also clarified that we wouldn't anticipate this facility being a large noise generator. The only mechanical equipment planned would be outdoor air-conditioning condensing units, similar to what would be found in a residential neighborhood. Those condensing units are preliminarily planned to be screened via a small screen wall of the building.
- A property owner on the north end of one of the cul-de-sacs to the south of the property expressed concerns of windows facing to the north that would see this facility and felt that the development of this project would greatly affect the values of his property. Also expressed concerns with existing drainage conditions adjacent to his property and asked for additional considerations in regards to both drainage and buffer adjacent to this property.
- It was asked if any council members were notified about the meeting and Marge Vogt was in attendance and introduced. Ms. Vogt made a brief statement about the process and thanked everyone for their attendance and input on the project.
- The cost of the project was asked of the owners. The owners were reluctant to release the overall cost of the project at this time due to the preliminary nature of the process but did confirm that it would be in excess of 1 million dollars. It was further asked if any of the funds were allocated

toward compensating the adjacent neighborhoods. It was not clarified or established in the overall budget due to the early nature of the project.

- It was asked if any tax incentives or tax abatements were being sought in conjunction with this development. It was confirmed that the project would be privately funded and not tax incentives were being sought.
- It was asked how a commercial entity, such as this could existing in an Agricultural (AG) zoning. It was clarified that funeral homes and cemeteries are allowed by the Olathe Unified Development Ordinance in Agricultural zoning district by way of a Special Use Permit, which is the process and application this is currently under consideration.
- There were concerns about the rear of the property and the eastern portion of the building. It was expressed to the owner/developers not to neglect the back portion of the project and not to let the rear of the property to deteriorate into disrepair.
- It was asked what the typical business hours be. It was clarified that typically someone would be at the facility for normal business hours, approximately 8:00 a.m. and be at the facility, if services are occurring in the evening until 8:00-9:00 p.m.
- It was again asked what the ultimate valuation of the project would be upon completion. It was clarified that the project would be in the 1.8 million-2.0 million dollar range.
- The owners were asked about how they feel about geese. It was confirmed and all in attendance agreed that geese can be a nuisance to both recreation water areas and cemeteries.
- It was asked if the cemetery gates would be closed at night. It was confirmed that gates would be closed after hours if the project is developed. It was clarified that in the summer those hours would typically be at dark or around 8:30-9:00 p.m.
- It was asked if security cameras would be implemented into the development of the project and if they area, it was asked that the adjacent neighbors be considered in regards to the extent and capacity of those cameras. It was clarified that, we are only at the preliminary plans stage at this time and decisions on security of the facility have not been made at this time.
- There was a concern over the ability of the facility to be developed as planned now and then expanded in the future with additional building square footage and additional parking areas. It was clarified that the special use permit is tied to the proposed preliminary plan and if the building expands in the future, the developer will have to go thru a similar process to what they are going through now and see new approvals through the planning commission and city council.
- It was asked if any trees would be removed with the development of the project. The landscape plan was referenced and it was clarified that 2 or 3 trees were planned to be removed that were in conflict with the proposed drives. The majority of the mature trees throughout the site are to remain.
- It was asked if any grave site will have to be relocated. It was confirmed that no grave sites would need to be relocated.
- Concerns over the existing roads and deterioration of those roads during construction was mentioned. Although we are only at preliminary plan

approvals considerations for the existing roads will have to be implemented into the final construction plans for the facility. Near the end of construction, the condition of the private drives will need to be evaluated and some maintenance and removal/replacement is likely to be incorporated into the final acceptance of the project. The private drives will also need to meet the City of Olathe Fire Department requirements as a condition of our Special Use Permit Requirements.

- It was asked if smoking areas would be incorporated into the project. It was emphasized that we are still at the preliminary design phase of the project but designated smoking areas will need to be incorporated into the project later on in the design process
- It was asked if any green infrastructure or LEED considerations would be implemented into the project. It is currently too early in the preliminary design process and determining whether those will be implemented into the project has not been determined yet.
- It was asked if any sign would be included with the re-development. It was clarified that the existing sign would only be modified to accommodate the name change of the facility.
- It was asked how tall the building would be. The building elevations were referenced and the building height was clarified at approximately 28'
- A question was raised in regards to the site plan and the callout for the "FUTURE LOT LINE" that is called out on the site plan. It was clarified that the interior "tear-drop" area of the project would be re-platted with the development of the property to consolidate just the building area the funeral home. It was asked what the zoning of the future lot would be and it was clarified that it would remain AG with a Special Use Permit. It was further clarified that the re-platting had nothing to do with the zoning of the property. It was clarified that there were no immediate plans for the existing facility and it would continue to operate as it does today.

With no additional questions, the attendees were thanked for their interest and participation in this process and the meeting time for the February 25th Planning Commission was re-iterated to the attendees. Attendees were also informed that the staff report and agenda would typically be available on-line at the City of Olathe's website (www.olatheks.org) approximately 3-4 days ahead of the Planning Commission date. The meeting closed at approximately 8:15 p.m. among several additional discussions and clarifications amongst the attendees and representatives of the development team

Respectfully submitted



Jeffrey T. Skidmore, P.E.
Schlagel and Associates