



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: August 26, 2019

Application:	<u>RZ19-0013</u> Rezoning from CP-2 to R-1 district and preliminary plat for Enclave at Boulder Hills
Location:	In the vicinity of the 172 nd Terrace and Black Bob Road
Owner/Applicant:	Travis Schram, KS, L.L.C.
Engineer:	Daniel Foster, Schlagel & Associates
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>26.9 ± acres</u>	Proposed Use:	<u>Single-family homes</u>
Current Zoning:	<u>CP-2</u>	Proposed Zoning:	<u>R-1</u>
Lots:	<u>91</u>	Plat:	<u>Unplatted</u>
Density:	<u>3.4 units/acre</u>		

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Neighborhood Commercial/Mixed Density Residential/Secondary Greenway	Vacant	CP-2	1	A
North	Conventional Neighborhood/Secondary Greenway	Single-family homes	R-1	-	-
South	Neighborhood Commercial Center/Mixed Density Residential	Vacant	CP-2	-	-
East	Primary Greenway	Heritage Park	County	-	-
West	Mixed Density Residential/Secondary Greenway	Vacant	R-1/RP-3	-	-

1. Comments:

The applicant is requesting a rezoning from CP-2, (Planned General Business District) to R-1 (Residential Single-Family District) and a preliminary plat for the Enclave of Boulder Hills. The subject property is located in the vicinity of 175th Street and Black Bob Road. The preliminary plat includes 91 single-family lots ranging in size from 6,000 square feet to 13,953 square feet in area. For developments that have lots smaller than 7,200 square feet, the homes are subject to the Site Design Category 1 and Building Design Category A requirements which are described in this staff report. Estimated home values for the development will start in the low \$400,000's.

The subject site was rezoned (RZ07-0012) from County RUR to CP-2 in May 2007. The associated preliminary site development plan included 411,671 square feet of commercial uses in the overall development area.

The rezoning in 2007 included 54.47 acres of commercial and the applicant is proposing to rezone 21.40 acres to R-1 with this submittal. The remaining area to the south along 175th Street would retain existing CP-2 zoning and a separate revised preliminary site development plan for the commercial will be required at a later date. Staff has met with the applicant who is proposing a neighborhood commercial development that is more pedestrian friendly than the big box retail that was approved with the 2007 preliminary site development plan.

2. Existing Conditions/ Site Photos:

The subject site is currently undeveloped and has never had any development since its rezoning to CP-2 in 2007.



Site Aerial



View looking southwest from 172nd Terrace and Black Bob Road

3. Public Notice/ Neighborhood Information:

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.

A neighborhood meeting was also held in accordance with the UDO on July 23, 2019 with 7 attendees. Issues discussed included utility connections, the type of product being proposed for the development, parking, and the zoning of surrounding properties. The minutes from this meeting and the sign-in sheet has been included in the Planning Commission packet.

4. Zoning Requirements:

- a. **Setbacks** – The following table lists the minimum building setback requirements for developments using the Site Design 1 and Building Design Category A requirements as well as the proposed setbacks for the single-family homes:

	<i>UDO Requirement</i>	<i>Proposed Plan</i>
<i>Front Yard</i>	20 feet from property line	25-foot front yard setback
<i>Side Yard</i>	7 feet from property line 20 feet from property line for corner lots	5-foot side yard setback 20-foot for corner side yard setback
<i>Rear Yard</i>	15 feet from the property line	15-foot rear yard setback

The applicant is requesting a waiver for the reduction in the side yard setback from 7 to 5 feet and is described in Section 9 of this staff report.

- b. **Building Height** – The maximum building height for single-family residences subject to Site 1 and Building A Design Categories in the R-1 District is 2 1/2 stories or 35 feet from finished grade. The proposed homes will be below both requirements.
- c. **Common/Active Open Space** – Developments following the Site Design 1 and Building Design Category A requirements are required to provide 15% common open space with 50% of the common open space used active open space.

The preliminary plat shows 15% common open space (3.62 acres) with half of that area being used for active open space. Active open space includes a clubhouse area which will include indoor entertainment areas and outdoor gathering spaces. Also, the development will have pedestrian trails throughout the site that will connect to public sidewalks.

The Enclave of Boulder Hills will also be incorporated into the existing Boulder Hills HOA that will include a pool, outdoor kitchen and gathering areas, sport courts and a putting green located in future phases north of 172nd Terrace.

- d. **Land Use** – Single-family homes are not permitted in CP-2 Districts; however, single-family homes would be appropriate at this location for reasons that are described in this staff report.

5. Development Requirements:

- a. **Access/Streets** – The development will have an interior public street network that will connect to 172nd Terrace which has been partially constructed. 172nd Terrace currently connects to Black Bob Road and will be extended to 175th Street when Boulder Hills, 3rd Plat begins construction. Street right-of-way in compliance with City requirements for the interior and surrounding street network is being shown on the preliminary plat and will be dedicated with the final plat.
- b. **Landscaping/Buffers** – The submitted landscape plan includes landscaping throughout the site including along the property lines and within landscape buffers as well as required street trees.

Per UDO requirements, a Type 4B Buffer is required between R-1 and C-2 zoned districts. A Type 4B Buffer is 60 feet in width with no landscaping, berm or fencing. The landscape plan shows the Type 4A Buffer which is 25 feet in width with landscaping and a minimum 9-foot combination berm/fence. The applicant is requesting a waiver from the Type 4B requirement and the waiver request is detailed in Section 9 of this report.

A 25-foot landscape tract is also required for single-family subdivisions along arterial streets. The preliminary plat shows the required tract along Black Bob Road and the master landscape plan shall show the required landscaping within this tract per Section 18.30.130.H of the UDO with the final plat submittal.

- c. **Public Utilities** – The subject property is located within the WaterOne and Johnson County Wastewater service areas. The applicant will need to coordinate with the respective utility providers for service.
- d. **Stormwater** - The development will be served by regional detention and stormwater quality is being provided through tracts to be dedicated with the final plat. A preliminary stormwater report will be required with the final plat and a final report is due with the Public Improvement Plans submittal.
- e. **Mechanical Equipment**– The applicant has provided a note on the plat stating that all mechanical equipment will be screened per *UDO* requirements. A note will need to be included on the master landscape plan and final plat.

6. Site Design Standards:

The proposed development is subject to composite design standards are **Site Design Category 1** (UDO 18.15.105). The following is staff's analysis of the composite site design requirements.

<i>Composite Site Design (Category 1)</i>	Proposed Design Includes	Meets Site Design Requirement
<i>Pedestrian Connections</i>	Walkway or driveway from a residence that connects directly to a public sidewalk	Yes
<i>Street Connections</i>	Minimum connectivity ratio of 1.2 per Section 18.30.220.B of the UDO	Yes
<i>Landscape Buffer Area adjacent to arterial or non-residential uses</i>	A landscaped area that is at least 10 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.	Yes

7. Building Design Standards:

All lots in the proposed development are subject to **Building Design Category A** (UDO 18.15.025). The following is an analysis of the required composite design standards and the proposed development.

<i>Composite Building Design Standards (Category A)</i>	Design Requirements	Meets Building Design Requirements
<i>Front Facing Entry Element on Primary Facade</i>	Front facing elements to include a front porch, side entry or recessed entry	Yes
<i>Garage subordinate to Primary Façade on One-Story Buildings</i>	Front facing garage doors a maximum of 50% of the primary façade width, garage door setback at least 5 feet from the primary façade or side or rear facing garage doors	Yes
<i>Building Materials on Primary Facade</i>	Primary facades require a minimum 70% Category 1 materials and a maximum of 30% Category 2 materials	Yes

The applicant has submitted elevations and pictures showing proposed single-family homes that include required architectural features and material requirements including recessed entries, garage subordinate to the primary façade and a minimum 70% Category 1 materials on primary facades. All elevations facing the street are considered primary.

Front facing garage doors can only extend to 50% of the primary façade or up to 28 feet, whichever is greater. For the 50% width requirement, the measurement must include the entire garage width, not just the garage doors.

8. Phasing:

A note has been provided on the preliminary plat and a phasing plan submitted by the applicant showing that the development will be built in 5 phases:

- Phase I: Lots 1-26
- Phase II: Lots 27-43
- Phase III: Lots 44-60
- Phase IV: Lots 61-78
- Phase V: Lots 79-94

9. Waiver Requests:

The applicant is requesting 2 waivers for UDO requirements; a reduction in the side yard setback and for the landscape buffer requirement for R-1 zoned properties adjacent to

commercial zoned properties. 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.

- 5-foot side yard setback instead of 7 feet as required by the R-1 District.
- Type 4A Buffer instead of Type 4B Buffer as required for R-1 zoned properties adjacent to commercially zoned properties.

In the submitted waiver request, the applicant states that the 5-foot setback is appropriate for small lots and would still meet the building code requirement for distance between residential buildings. For the landscape buffer, the required Type 4B Buffer is 60-feet wide with no landscaping, berm or fencing required. The proposed Type 4A Buffer is 25 feet wide with plantings and a 9-foot high wall and berm combination. Also, when the property to the south develops, that property will also require a buffer for commercial developments adjacent to single-family homes.

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 side yard setback, a 5-foot buffer is appropriate for developments with smaller lot sizes and narrower widths. Similar reduced side yard setbacks have been approved for other single-family developments such as Brighton's Landing which required higher building design standards similar to the requirements this proposal has to meet.

For the landscape buffer, a 25-foot buffer with landscaping and a berm/fence combination is preferable to a 60-foot buffer with no landscaping as required by the Type 4B Buffer. The plantings and berm will provide better screening than open space. The applicant has agreed to include a minimum 6-foot berm to go towards the 9-foot berm/fence requirement.

Also, when the commercial property develops to the south, that development will also require a landscape buffer that will be 30 or 40 feet in width with heavy landscaping and a berm. And lastly, the remaining commercial acreage will now have a smaller, neighborhood commercial development instead of a large, big box retail center as approved with the current preliminary site development plan. The smaller commercial center is more pedestrian friendly and encourages connection between different uses, including residential.

10. Zoning/ Land Use Analysis:

The following are criteria for considering rezoning applications as listed in Unified Development Ordinance (UDO) Section 18.40.090 G.

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

The future land use map of the Comprehensive Plan identifies the subject property as Neighborhood Commercial, Mixed Density Residential and Secondary Greenway.

Neighborhood Commercial Centers are intended to offer an array of goods and services to the immediate surrounding residents, are smaller in scale, and designed to

be pedestrian friendly. The remaining commercial zoned property to the south of the subject site will be developed as a smaller, pedestrian friendly shopping center.

Mixed Density Residential integrates a mixture of housing styles and sizes including detached single-family homes. Also, residences in this designation are recommended to be located close to neighborhood scale commercial. The proposed single-family development would be appropriate in this future land use area.

Secondary Greenways link neighborhood and commercial centers. The submitted plat shows greenways, trails and sidewalks that connect to adjacent uses.

The Comprehensive Plan also includes goals encouraging high quality architecture and design (HN-3.1), providing high-quality design (LUCC-7.1) and mixture of complimentary land uses (LUCC-8.1). By rezoning this site to R-1, the remaining commercial area will develop as a smaller, neighborhood center development which is more appropriate being adjacent to single-family homes.

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 of properties zoned single-family residential, multi-family residential and commercial. The existing uses immediately adjacent to the subject site consist of single-family homes with the remaining areas being vacant and a park to the east of Black Bob Road. The proposed single-family homes would be appropriate at this location being adjacent to other single-family homes and having a landscape buffer next to the remaining commercial zoning.

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.

There are a variety of zoning districts and land uses in the area, including single-family residential, commercial and multi-family residential. The development has been designed so that landscape buffers and tracts with landscaping are along all property lines. The homes will also have to meet Building Design Category A requirements. With the high quality the design and the provided buffers, the proposed use would be in harmony with the surrounding properties.

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

The current zoning of the property is CP-2 which would permit commercial development and the site is also part of an approved preliminary site development plan that included big box retail development. However, the property has not been developed since the rezoning to commercial in 2007. The proposed smaller lot single-family subdivision would be appropriate for this area as it is adjacent to a standard single-family development to the north and will serve as a transition to the revised, smaller commercial development to the south.

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

The site has not had any development since its rezoning to CP-2 in 2007.

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

The proposed development will not have any detrimental impacts for nearby properties since it will be subject to site and building design requirements and provide adequate landscape buffers to the adjacent properties.

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

By meeting the City's requirements for building design, neighborhood amenities and landscaping, the development will be high-quality by meeting Building Design Category A requirements. Homes in typical R-1 developments are not subject to building design standards. Staff does not anticipate that the project would harm the value of any nearby properties.

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

The proposed development should not adversely affect the road network as the use is low intensity as compared to the commercial development included with the approved preliminary site development plan. Also, the site is located near the intersection of 2 arterial streets and right-of-way per City standards has been dedicated for any future improvements to the road network when needed.

I. 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. The development is required to comply with the City's stormwater requirements and provide best management practices for water quality.

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

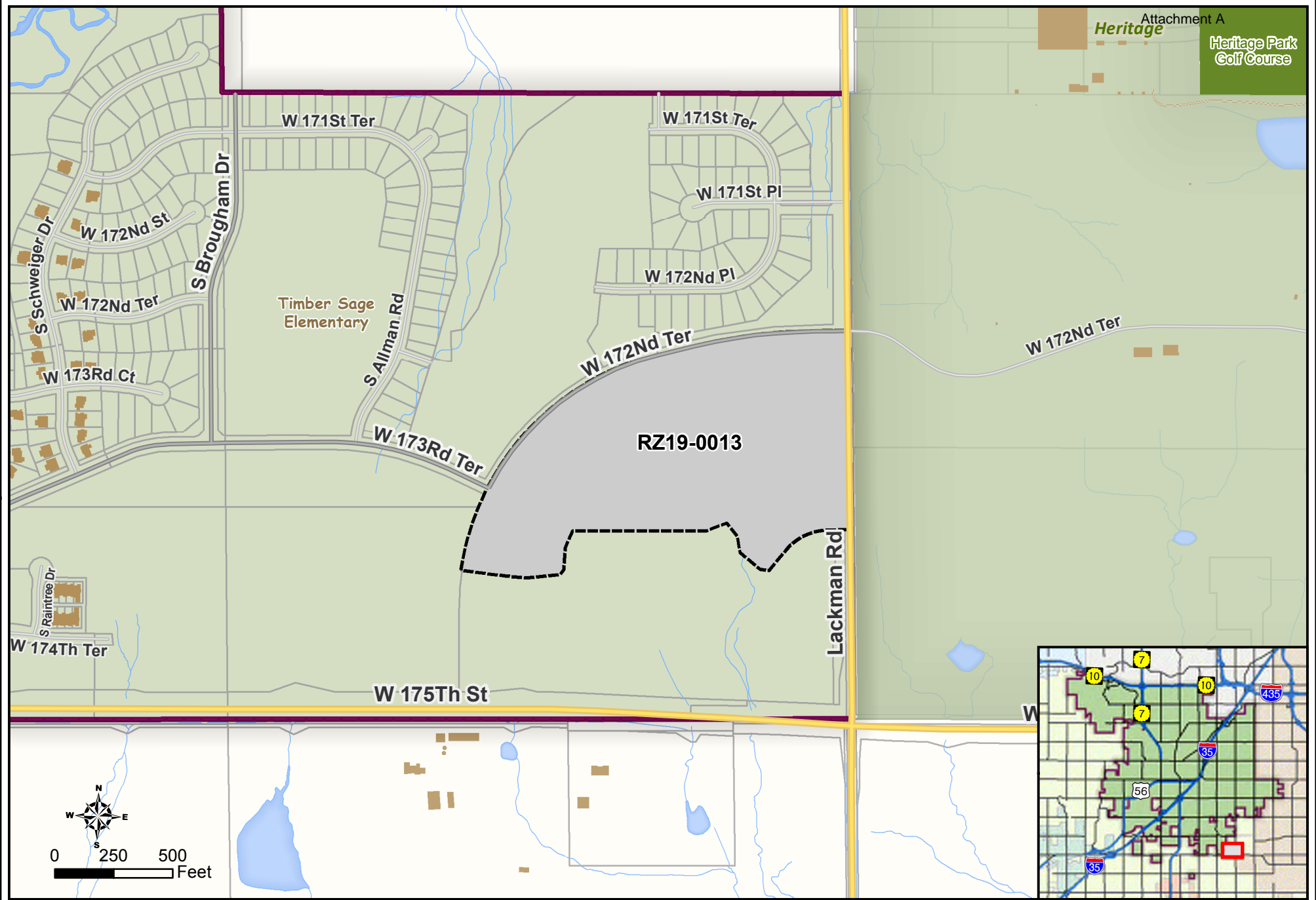
The proposed development would provide additional housing options for the City and generate new real estate taxes on land that is currently vacant.

11. Staff Recommendation:

A. Staff recommends approval of RZ19-0013 for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Housing and Neighborhoods (Principles HN-3.1, LUCC-7.1 and LUCC-8.1).

- (2) The requested rezoning to the R-1 district meets the Unified Development Ordinance (UDO) criteria for considering zoning applications, with exceptions to certain UDO requirements as noted in the waiver requests.
 - (3) The proposed development as stipulated meets composite design standards for **Site Design Category 1** (UDO 18.15.105) and **Building Design Category A** (UDO 18.15.025).
- B. Staff recommends approval of RZ19-0013 with the following stipulations to be included in the ordinance.
 - (1) A waiver shall be granted to permit minimum five (5) foot side yard setbacks.
 - (2) A waiver shall be granted to permit a landscape buffer Type 4A adjacent to the commercial zoned property to the south with a minimum 6-foot berm used towards the 9-foot berm/fencing requirement.
 - (3) All lots shall be subject to Building Design Category A standards per UDO Section 18.15.025.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations to be addressed with the final plat:
 - (1) A note shall be included on the final plat stating that all mechanical equipment shall be screened per UDO requirements.
 - (2) A note shall be added to the final plat stating that all homes built within this development are subject to Building Design Category A requirements.
 - (3) A master landscape and street tree plan in accordance with Section 18.30.130 of the UDO shall be submitted with the final plat.
 - (4) A final plat shall be approved and recorded, and all excise fees paid prior to issuance of a building permit.



ENCLAVE AT BOULDER HILLS RZ19-0013



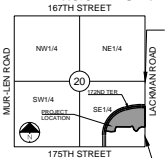
User: jaredmd
Date: 08/21/2019



ENCLAVE OF BOULDER HILLS

PART OF THE SE 1/4 OF SEC. 30 T14N R34E
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Attachment A



SECTION 20-14-34

LOCATION MAP

SCALE 1" = 200'

LEGEND:

- B/B or B2B - BACK TO BACK
BM - BENCHMARK
BL or B.L. - BUILDING LINE
D/E - DRAINAGE EASEMENT
E/E - ELECTRICAL EASEMENT
G/E - GAS LINE EASEMENT
L/E - LANDSCAPE EASEMENT
R/O or R.W. - RIGHT-OF-WAY
S/E - SANITARY SEWER EASEMENT
U/E - UTILITY EASEMENT
W/E - WATERLINE EASEMENT
CURB & GUTTER
CURB & GUTTER - EXISTING
EXISTING LOT AND R/W LINES
EXISTING PLAT LINES
SANITARY SEWER MAIN
SANITARY SEWER MAIN - EXIST.
STORM SEWER
STORM SEWER - EXISTING
CABLE TV - EXISTING
FIBER OPTIC CABLE - EXISTING
TELEPHONE LINE - EXIST.
ELECTRIC LINE - EXISTING
OVERHEAD POWER LINE - EXIST.
UNDERGROUND ELECTRIC - EX.
GAS LINE - EXISTING
WATERLINE - EXISTING
LIGHT - EXISTING
EXISTING MANHOLE
CLEANOUT
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING AREA INLET
EXISTING CURB INLET
EXISTING GRATE INLET
EXISTING JUNCTION BOX
EXISTING STORM MANHOLE

Description:

RP-2

Part of the Southeast One-Quarter of Section 20, Township 14 North, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast One-Quarter, thence North 02 degrees 33 minutes 10 seconds West along the East line of said Southeast One-Quarter, a distance of 798.58 feet to the Point of Beginning; thence South 87 degrees 26 minutes 50 seconds West a distance of 86.44 feet to a point of curvature, thence along a curve to the left, tangent to the previous course and having a radius of 225.00 feet, a central angle of 49 degrees 33 minutes 20 seconds and an arc length of 203.25 feet; thence South 37 degrees 53 minutes 30 seconds West a distance of 113.42 feet; thence North 85 degrees 12 minutes 48 seconds West a distance of 85.10 feet; thence North 51 degrees 59 minutes 22 seconds West a distance of 94.92 feet; thence South 87 degrees 59 minutes 12 seconds West a distance of 554.52 feet; thence South 21 degrees 48 minutes 44 seconds West a distance of 72.44 feet; thence South 57 degrees 34 minutes 57 seconds West a distance of 93.92 feet; thence South 35 degrees 07 minutes 38 seconds West a distance of 27.52 feet; thence South 62 degrees 23 minutes 18 seconds West a distance of 142.04 feet to a point of curvature, thence East along a curve to the right, tangent to the previous course and having a radius of 187.27 feet, a central angle of 187 degrees 27 minutes 44 seconds and an arc length of 1100.00 feet; thence North 11 degrees 34 minutes 24 seconds West a distance of 187.27 feet to a point of curvature, thence Northwesterly on a curve to the right having an initial tangent bearing of North 68 degrees 07 minutes 44 seconds East, a radius of 1100.00 feet, a central angle of 68 degrees 16 minutes 27 seconds and an arc length of 1310.77 feet; thence North 74 degrees 24 minutes 11 seconds East a distance of 156.04 feet to a point of curvature, thence Easterly on a curve to the right tangent to the previous course, having a radius of 2300.00 feet, a central angle of 13 degrees 02 minutes 38 seconds and an arc length of 523.80 feet; thence North 87 degrees 26 minutes 50 seconds East a distance of 153.43 feet to a point on the East line of said Southeast One-Quarter, thence South 02 degrees 33 minutes 10 seconds East, along the East line of said Southeast One-Quarter a distance of 844.90 feet to the Point of Beginning, and containing 26.9004 acres, more or less.

LOT #	AREA (SF)
1	6,892.31
2	6,930.01
3	8,900.07
4	6,930.07
5	6,930.07
6	6,906.74
7	7,291.98
8	7,298.34
9	7,791.95
10	7,817.93
11	7,372.85
12	6,947.53
13	7,860.12
14	6,942.38
15	6,934.32
16	10,028.53
17	7,128.93
18	8,551.58
19	12,237.43
20	11,088.16

LOT #	AREA (SF)
21	6,000.00
22	6,000.00
23	6,225.10
24	6,445.31
25	6,560.38
26	6,573.22
27	6,791.51
28	6,500.00
29	6,500.00
30	7,785.46
31	6,127.52
32	7,488.68
33	8,224.26
34	7,261.19
35	6,436.44
36	7,186.29
37	6,151.01
38	7,339.55
39	6,601.58
40	6,624.05

LOT #	AREA (SF)
41	7,707.42
42	11,371.06
43	7,983.07
44	7,221.28
45	6,146.36
46	7,625.24
47	6,838.73
48	6,838.73
49	6,823.86
50	13,953.87
51	7,808.58
52	7,372.57
53	6,478.13
54	6,600.00
55	6,000.00
56	6,000.00
57	6,000.00
58	6,000.00
59	6,000.00
60	6,437.71

LOT #	AREA (SF)
61	7,254.16
62	9,394.08
63	6,892.67
64	6,435.40
65	6,288.37
66	6,962.89
67	6,868.53
68	6,249.97
69	6,219.97
70	6,583.42
71	7,366.53
72	7,786.05
73	6,133.03
74	6,641.41
75	6,703.50
76	6,703.50
77	6,703.50
78	6,703.50
79	6,703.50
80	9,202.38

LOT #	AREA (SF)
81	7,808.58
82	6,905.76
83	6,774.32
84	7,788.02
85	6,911.63
86	7,244.00
87	6,591.01
88	6,591.01
89	6,792.48
90	6,792.48
91	6,747.81
TRACT A	6,641.75
TRACT C	27,601.38
TRACT D	6,887.27
TRACT E	18,449.38
TRACT F	15,390.08

OWNER/DEVELOPER:

KOLLIC
TRAVIS SCHRAM
4300 W 140th STREET, SUITE 200
OVERLAND PARK, KS 66223
P 913-724-4778
F 913-724-4778

SCALE: 1" = 60'

SCHLAGEL & ASSOCIATES, P.A.
Engineers, Planners, Surveyors & Landscape Architects
1400 West 107th Street, Suite 200
Overland Park, Kansas 66209
WWW.SCHLAGELANDASSOCIATES.COM

ENCLAVE OF BOULDER HILLS
PRELIMINARY PLAT

172ND TERRACE AND LACKMAN ROAD - OLATHE, KANSAS

VILLA
PRELIMINARY
PLAT
SHEET
PP1.0
OF

FUTURER BOULDER HILLS
3RD PLAT
ZONING: R1

BOULDER HILLS
1ST PLAT
ZONING: R1

BOULDER HILLS
POOL TRACT
ZONING: R1

UNPLATTED
DAY3, LLC
ZONING: RP-3

UNPLATTED
DAY3, LLC
ZONING: CP-2

SITE DATA:
PLAN OLATHE DESIGNATION:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING USE:
PROPOSED USE:
SITE DESIGN CATEGORY:
BUILDING DESIGN CATEGORY:
GROSS SITE AREA:
NET SITE AREA (EXCL. LACKMAN RD. AND 172ND TER. ROW)
NUMBER OF LOTS:
MINIMUM LOT AREA ALLOWED BY CODE:
MINIMUM LOT AREA PROVIDED:
MAXIMUM DENSITY ALLOWED BY CODE:
DENSITY PROVIDED:
MINIMUM LOT WIDTH ALLOWED BY CODE:
LOT SIZE PROPOSED:
FRONT SETBACK REQUIRED BY PROPOSED:
INTERIOR SIDE SETBACK REQUIRED:
CORNER LOT SETBACK REQUIRED:
REAR SETBACK REQUIRED & PROPOSED:
MAXIMUM HEIGHT:
COMMON OPEN SPACE PROVIDED BY CODE:
COMMON OPEN SPACE PROVIDED BY COMMON:
ACTIVE OPEN SPACE PROVIDED (ALL OF TRACT E AND PART OF TRACT A)
(CORNER OF LACKMAN/172ND TER. AND THE AREA WHERE THE TRAIL USES THROUGH OF TRACT A EXCLUDING THE REQ.
25 SETBACK PLUS THE TRAIL THROUGH THE MIDDLE OF THE SITE WHICH IS NOT PART OF THE 1.81 ACRES)

NEIGH. COMM. DENSITY RES
CP-2
R-1
VACANT
SINGLE FAMILY VILLAS
A
26.9 ACRES
24.10 ACRES
91 LOTS AND 5 TRACTS
6,000 S.F.
8.72 DUA(254 UNITS)
3.38 DUA/C
50 FT.
50'X115
25 FT.
7 FT.
0 FT.
20 FT.
15 FT.
23 STORES 26 FT.
190.10 ACRES
3.62 (INCL. TRAIL EXCL. TRACT F(15%))
1.81 ACRES

NOTES:

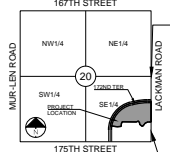
- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY SCHLAGEL & ASSOCIATES.
- TOPOGRAPHIC INFORMATION IS ACCO. AIMS.
- THERE IS NO FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAPS.
- THE CITY OF OLATHE, TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- SEWERAGE SHALL BE 6 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE HOME BUILDER.
- THE PROJECT WILL BE CONSTRUCTED IN FIVE PHASES: PHASE 1 LOTS 1-26; PHASE 2 LOTS 27-43; PHASE 3 LOTS 44-60; PHASE 4 LOTS 61-78; PHASE 5 LOTS 79-91.
- TRACTS A, B, C, D, AND E WILL BE OWNED AND MAINTAINED BY THE SINGLE FAMILY REA. TRACT A WILL BE USED FOR A LANDSCAPE BUFFER OPEN SPACE AND STORMWATER. TRACT C AND D WILL BE UTILIZED FOR LANDSCAPE BUFFERS AND OPEN SPACE. TRACT E WILL BE UTILIZED FOR LANDSCAPE. TRACT F WILL BE UTILIZED FOR OPEN SPACE AND COMMUNITY AMENITY. TRACT F WILL BE INCLUDED WITH THE OWNERSHIP OF THE FUTURE RETAIL AND USED TO PARTIALLY PROVIDE THE REQUIRED LANDSCAPE BUFFER.
- ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE

- CITY PRIOR TO REVIEW OF BUILDING PERMITS FOR HOMES.
- PER TITLE 17, SECTION 17.16 AND C. DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH.
- FIRE HYDRANTS REQUIRED WITHIN 400 FEET OF ALL RESIDENTIAL UNITS TRAVEL DISTANCES, DEAD END WATER MAINS WITH FIRE HYDRANTS ARE NOT PERMITTED UNLESS WATER SUPPLY CALCULATIONS CAN BE PROVIDED THAT DEMONSTRATE AN ADEQUATE WATER SUPPLY IS PROVIDED. OTHERWISE, THE WATER SUPPLY FOR HYDRANTS IS REQUIRED TO BE LOOPED TO EXISTING MAINS. (P.C. SECTIONS 102.5, 507.5.1)

ENCLAVE OF BOULDER HILLS

PART OF THE SE 1/4 OF SEC. 20 T14N R14E
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Attachment A



SECTION 20-14-34
LOCATION MAP
SCALE 1" = 200'

- LEGEND:
- B/B or B2B - BACK TO BACK
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - G/E - GAS LINE EASEMENT
 - L/E - LANDSCAPE EASEMENT
 - R/W or R.W. - RIGHT OF WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - SANITARY SEWER MAIN
 - SANITARY SEWER MAIN - EXIST.
 - STORM SEWER
 - STORM SEWER - EXISTING
 - CABLE TV - EXISTING
 - FIBER OPTIC CABLE - EXISTING
 - TELEPHONE LINE - EXIST.
 - ELECTRIC LINE - EXISTING
 - OVERHEAD POWER LINE - EXIST.
 - UNDERGROUND ELECTRIC - EX.
 - GAS LINE - EXISTING
 - WATERLINE - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING AREA INLET
 - EXISTING CURB INLET
 - EXISTING GRATE INLET
 - EXISTING JUNCTION BOX
 - EXISTING STORM MANHOLE

Description:
RP-2

Part of the Southeast One-Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast One-Quarter, thence North 02 degrees 33 minutes 10 seconds West along the East line of said Southeast One-Quarter, a distance of 795.58 feet to the Point of Beginning; thence South 87 degrees 26 minutes 50 seconds West a distance of 55.44 feet to a point of curvature, thence along a curve to the left, tangent to the previous course and having a radius of 235.00 feet, a central angle of 49 degrees 33 minutes 20 seconds and an arc length of 203.25 feet; thence South 37 degrees 53 minutes 30 seconds West a distance of 115.42 feet; thence North 85 degrees 12 minutes 48 seconds West a distance of 35.10 feet; thence North 51 degrees 33 minutes 22 seconds West a distance of 110.04 feet; thence North 11 degrees 34 minutes 29 seconds West a distance of 65.69 feet; thence North 40 degrees 10 minutes 40 seconds West a distance of 72.44 feet; thence North 61 degrees 19 minutes 12 seconds West a distance of 94.92 feet; thence South 87 degrees 58 minutes 12 seconds West a distance of 54.52 feet; thence South 21 degrees 48 minutes 44 seconds West a distance of 76.39 feet; thence South 67 degrees 19 minutes 12 seconds West a distance of 93.92 feet; thence South 35 degrees 07 minutes 14 seconds West a distance of 27.52 feet; thence North 62 degrees 23 minutes 18 seconds East a distance of 142.24 feet; thence North 68 degrees 07 minutes 44 seconds East, a distance of 91.67 feet; thence North 84 degrees 31 minutes 19 seconds West a distance of 187.27 feet to a point of curvature, thence Northeast along a curve to the right having an initial tangent bearing of North 68 degrees 07 minutes 44 seconds East, a radius of 1100.00 feet, a central angle of 68 degrees 16 minutes 27 seconds and an arc length of 1310.77 feet; thence North 74 degrees 24 minutes 11 seconds East a distance of 156.04 feet to a point of curvature, thence East along a curve to the right tangent to the previous course, having a radius of 2300.00 feet, a central angle of 13 degrees 02 minutes 38 seconds and an arc length of 523.82 feet; thence North 87 degrees 26 minutes 50 seconds East a distance of 152.42 feet to a point on the East line of said Southeast One-Quarter, thence South 02 degrees 33 minutes 10 seconds East, along the East line of said Southeast One-Quarter a distance of 844.80 feet to the Point of Beginning, and containing 28.9004 acres, more or less.

LOT #	AREA (SF)
1	6,892.31
2	6,500.01
3	6,500.00
4	6,500.00
5	6,500.00
6	6,606.74
7	7,291.96
8	7,298.34
9	7,791.95
10	7,817.93
11	7,372.85
12	6,947.53
13	7,960.12
14	6,442.32
15	8,104.32
16	10,638.55
17	7,128.93
18	8,551.56
19	12,237.40
20	11,086.16

LOT #	AREA (SF)
21	6,000.00
22	6,000.00
23	6,225.10
24	6,445.31
25	6,550.58
26	6,573.22
27	8,791.51
28	6,500.00
29	6,500.00
30	7,769.46
31	8,127.52
32	7,488.68
33	8,224.35
34	7,282.18
35	6,430.44
36	7,166.29
37	8,151.01
38	7,339.55
39	6,901.58
40	8,624.09

LOT #	AREA (SF)
61	7,294.16
62	9,914.08
63	6,890.67
64	6,436.40
65	6,288.37
66	6,592.89
67	6,898.53
68	6,216.91
69	6,319.00
70	6,583.42
71	7,966.50
72	7,785.05
73	6,513.05
74	6,651.41
75	6,720.50
76	6,720.50
77	6,761.26
78	6,583.65
79	8,279.09
80	9,202.39

OWNER/DEVELOPER:

KOLLC
TRAVIS SCHRAM
4500 W 148TH STREET, SUITE 200
OVERLAND PARK, KS 66223
P 913-732-4778
F 913-732-4778



SCALE: 1" = 60'

SCHLAGEL & ASSOCIATES, P.A.
Engineers, Planners, Surveyors, Landscape Architects
1400 West 107th Street, Suite 200
Overland Park, Kansas 66111
WWW.SCHLAGELANDASSOCIATES.COM

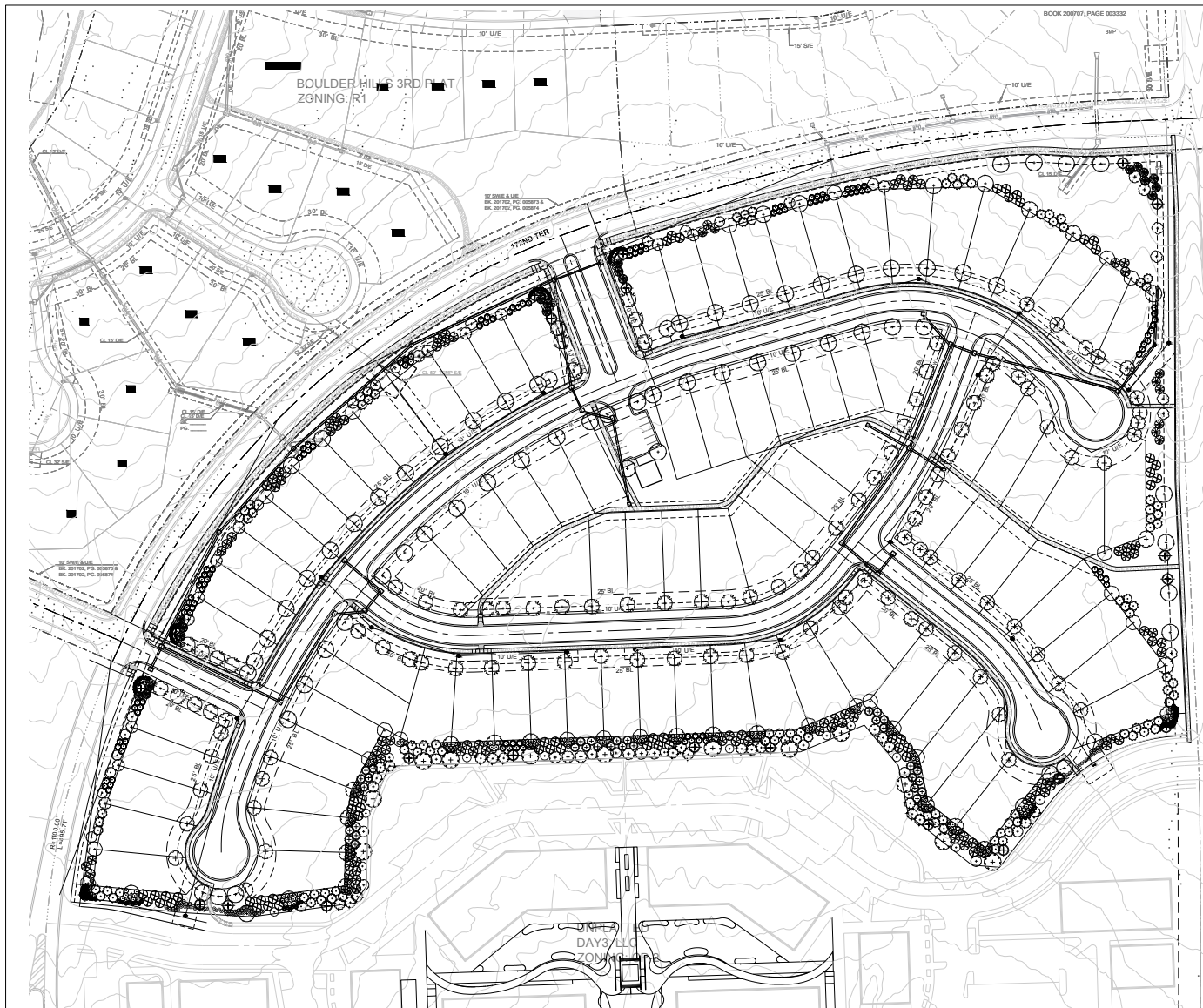
ENCLAVE OF BOULDER HILLS
PRELIMINARY PLAT

172ND TERRACE AND LACKMAN ROAD - OLATHE, KANSAS

REVISION	DATE	BY	DESCRIPTION
1	01/15/2017	AS	INITIAL DESIGN
2	02/15/2017	AS	REVISIONS
3	03/15/2017	AS	REVISIONS
4	04/15/2017	AS	REVISIONS
5	05/15/2017	AS	REVISIONS
6	06/15/2017	AS	REVISIONS
7	07/15/2017	AS	REVISIONS
8	08/15/2017	AS	REVISIONS
9	09/15/2017	AS	REVISIONS
10	10/15/2017	AS	REVISIONS
11	11/15/2017	AS	REVISIONS
12	12/15/2017	AS	REVISIONS
13	01/15/2018	AS	REVISIONS
14	02/15/2018	AS	REVISIONS
15	03/15/2018	AS	REVISIONS
16	04/15/2018	AS	REVISIONS
17	05/15/2018	AS	REVISIONS
18	06/15/2018	AS	REVISIONS
19	07/15/2018	AS	REVISIONS
20	08/15/2018	AS	REVISIONS
21	09/15/2018	AS	REVISIONS
22	10/15/2018	AS	REVISIONS
23	11/15/2018	AS	REVISIONS
24	12/15/2018	AS	REVISIONS
25	01/15/2019	AS	REVISIONS
26	02/15/2019	AS	REVISIONS
27	03/15/2019	AS	REVISIONS
28	04/15/2019	AS	REVISIONS
29	05/15/2019	AS	REVISIONS
30	06/15/2019	AS	REVISIONS
31	07/15/2019	AS	REVISIONS
32	08/15/2019	AS	REVISIONS
33	09/15/2019	AS	REVISIONS
34	10/15/2019	AS	REVISIONS
35	11/15/2019	AS	REVISIONS
36	12/15/2019	AS	REVISIONS
37	01/15/2020	AS	REVISIONS
38	02/15/2020	AS	REVISIONS
39	03/15/2020	AS	REVISIONS
40	04/15/2020	AS	REVISIONS
41	05/15/2020	AS	REVISIONS
42	06/15/2020	AS	REVISIONS
43	07/15/2020	AS	REVISIONS
44	08/15/2020	AS	REVISIONS
45	09/15/2020	AS	REVISIONS
46	10/15/2020	AS	REVISIONS
47	11/15/2020	AS	REVISIONS
48	12/15/2020	AS	REVISIONS
49	01/15/2021	AS	REVISIONS
50	02/15/2021	AS	REVISIONS
51	03/15/2021	AS	REVISIONS
52	04/15/2021	AS	REVISIONS
53	05/15/2021	AS	REVISIONS
54	06/15/2021	AS	REVISIONS
55	07/15/2021	AS	REVISIONS
56	08/15/2021	AS	REVISIONS
57	09/15/2021	AS	REVISIONS
58	10/15/2021	AS	REVISIONS
59	11/15/2021	AS	REVISIONS
60	12/15/2021	AS	REVISIONS
61	01/15/2022	AS	REVISIONS
62	02/15/2022	AS	REVISIONS
63	03/15/2022	AS	REVISIONS
64	04/15/2022	AS	REVISIONS
65	05/15/2022	AS	REVISIONS
66	06/15/2022	AS	REVISIONS
67	07/15/2022	AS	REVISIONS
68	08/15/2022	AS	REVISIONS
69	09/15/2022	AS	REVISIONS
70	10/15/2022	AS	REVISIONS
71	11/15/2022	AS	REVISIONS
72	12/15/2022	AS	REVISIONS
73	01/15/2023	AS	REVISIONS
74	02/15/2023	AS	REVISIONS
75	03/15/2023	AS	REVISIONS
76	04/15/2023	AS	REVISIONS
77	05/15/2023	AS	REVISIONS
78	06/15/2023	AS	REVISIONS
79	07/15/2023	AS	REVISIONS
80	08/15/2023	AS	REVISIONS
81	09/15/2023	AS	REVISIONS
82	10/15/2023	AS	REVISIONS
83	11/15/2023	AS	REVISIONS
84	12/15/2023	AS	REVISIONS
85	01/15/2024	AS	REVISIONS
86	02/15/2024	AS	REVISIONS
87	03/15/2024	AS	REVISIONS
88	04/15/2024	AS	REVISIONS
89	05/15/2024	AS	REVISIONS
90	06/15/2024	AS	REVISIONS
91	07/15/2024	AS	REVISIONS
92	08/15/2024	AS	REVISIONS
93	09/15/2024	AS	REVISIONS
94	10/15/2024	AS	REVISIONS
95	11/15/2024	AS	REVISIONS
96	12/15/2024	AS	REVISIONS
97	01/15/2025	AS	REVISIONS
98	02/15/2025	AS	REVISIONS
99	03/15/2025	AS	REVISIONS
100	04/15/2025	AS	REVISIONS

VILLA
PRELIMINARY
PLAT

SHEET
PP1.0
OF



TREE TRIMMING (IN 10' BUFFER)
STREET TREES REQUIRED
(1 TREE PER 40 FT. STREET FRONTAGE)
(MINIMUM IS ONE TREE PER INTERIOR LOT AND TWO TREES PER CORNER LOT)
TOTAL NUMBER OF INTERIOR LOTS 40 LOTS
TOTAL NUMBER OF CORNER LOTS 11 LOTS
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON LOTS 151 TREES (100 TREES MIN.)
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON STREET LENGTH (310462) 159 TREES
TOTAL STREET TREES ON THE PLAN BASED ON SPACE AVAILABLE 159 TREES
NOTE: CORNER LOTS AND WIDER LOTS HAVE MORE THAN ONE TREE PER FRONTAGE IN ORDER TO COMPLY WITH 4:1 SPACING REQUIREMENT
STREET TREES ON THE TRACTS TO BE INSTALLED BY MASTER DEVELOPER. STREET TREES ON LOTS TO BE INSTALLED BY HOME BUILDER

LANDSCAPING ALONG ARTERIAL COLLECTOR STREETS MASTER FENCING/SCREENING PLAN (IN 10')
LACKMAN ROAD (ARTERIAL)
EVERGREEN TREES REQUIRED ALONG LACKMAN ROAD (8 TREES PER 100 FT. (172.3+1000)) 40 TREES
SHADE TREES REQUIRED ALONG LACKMAN ROAD (2 TREES PER 100 FT. (172.3+1000)) 16 TREES
ORNAMENTAL TREES REQUIRED ALONG LACKMAN ROAD (2 TREES PER 100 FT. (172.3+1000)) 8 TREES
EVERGREEN TREES PROVIDED ALONG LACKMAN ROAD 40 TREES
SHADE TREES PROVIDED ALONG LACKMAN ROAD 16 TREES
ORNAMENTAL TREES PROVIDED ALONG LACKMAN ROAD 8 TREES

172ND TERRACE (COLLECTOR)
EVERGREEN TREES REQUIRED ALONG 172ND TERRACE (8 TREES PER 100 FT. (1728+1000)) 153 TREES
SHADE TREES REQUIRED ALONG 172ND TERRACE (2 TREES PER 100 FT. (1728+1000)) 36 TREES
ORNAMENTAL TREES REQUIRED ALONG 172ND TERRACE (2 TREES PER 100 FT. (1728+1000)) 18 TREES
EVERGREEN TREES PROVIDED ALONG 172ND TERRACE 153 TREES
SHADE TREES PROVIDED ALONG 172ND TERRACE 36 TREES
ORNAMENTAL TREES PROVIDED ALONG 172ND TERRACE 18 TREES
NOTE: DISTANCE ALONG STREET ONLY INCLUDES LOT AREA (SHRUBS AND PRESERVED AREAS ARE EXCLUDED)

RUFFER LANDSCAPE (IN 10' BUFFER)
TYPE A4 BUFFER (RUFFER)
SHADE TREES REQUIRED (2 PER 100 FEET) (107.30+1000) 21 TREES
SHADE TREES PROVIDED (2 PER 100 FEET) (107.30+1000) 21 TREES
ORNAMENTAL TREES REQUIRED (2 PER 100 FEET) (107.30+1000) 10 TREES
SHRUBS/ORNAMENTAL GRASSES REQUIRED (4 PER 100 FEET) (107.30+1000) 40 TREES
CONSTRUCTED FEATURES
SHADE TREES PROVIDED
EVERGREEN TREES PROVIDED
ORNAMENTAL TREES PROVIDED
SHRUBS PROVIDED

- GENERAL NOTES**
- UTILITY INFORMATION SHOWN IS DEEMED LOCATION OR LOCATIONS BASED ON UTILITY LOCATIONS. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 - LOCATION OF PLANTS ILLUSTRATED ON THIS PLAN MAY REQUIRE RELOCATION AT INSTALLATION DUE TO FINAL SPACING AND LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THIS PLAN QUANTITIES AND NUMBERS OF PLANTS SHALL BE SUPERSEDED BY THE SCHEDULE.
 - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND SPECIFICATIONS FOR THIS PROJECT IF PROVIDED.
 - THE QUALITY AND INSTALLATION OF THE TREES AT A MINIMUM SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND SPECIFICATIONS FOR THIS PROJECT IF PROVIDED.
 - ALL TREES SHALL HAVE A MIN. 3" DBH AREA THAT HAS 7" MIN. DEPTH OF WOOD BARK.
 - ALL TREES WITHIN THE RIGHT OF WAY (RIGHT-OF-WAY) TO BE PLANTED ON INTERIOR LOTS SHALL BE SPACED FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRASSES AND CONDITION OF SITE PRIOR TO SOILING OPERATIONS.
 - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
 - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOIL THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLAN. WHEN THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY OF OLATHE STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
 - NO TREES, SHRUBS, OR WOODY VEGETATION SHALL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY PRE-EXISTING UTILITY.
 - NO TREES SHALL BE PLANTED IN THE RIGHT OF WAY WITHIN 150 FEET IN BOTH DIRECTIONS OF A STREET INTERSECTION. NO LANDSCAPING TREE, SHRUB, FENCE, WALL, OR GRASSY AREA SHALL BE PLACED IN TRAFFIC ZONES OF HIGHWAYS OR EXPRESS AT STREET CORNERS. CLIN IN THE INTERSECTION OF PUBLIC RIGHT-OF-WAY. WITHIN THE CITY OF OLATHE, THE DISTANCE FROM THE INTERSECTION TO THE TRAFFIC ZONE SHALL BE A RIGHT DISTANCE TRIANGLE AS SET FORTH IN SECTION 16.30.021 OF THE CITY OF OLATHE ORD OR IS OTHERWISE A TRAFFIC HAZARD. (ORD 16.30.021, ORD 16.30.022, ORD 16.30.023, ORD 16.30.024, ORD 16.30.025, ORD 16.30.026, ORD 16.30.027, ORD 16.30.028, ORD 16.30.029, ORD 16.30.030, ORD 16.30.031, ORD 16.30.032, ORD 16.30.033, ORD 16.30.034, ORD 16.30.035, ORD 16.30.036, ORD 16.30.037, ORD 16.30.038, ORD 16.30.039, ORD 16.30.040, ORD 16.30.041, ORD 16.30.042, ORD 16.30.043, ORD 16.30.044, ORD 16.30.045, ORD 16.30.046, ORD 16.30.047, ORD 16.30.048, ORD 16.30.049, ORD 16.30.050, ORD 16.30.051, ORD 16.30.052, ORD 16.30.053, ORD 16.30.054, ORD 16.30.055, ORD 16.30.056, ORD 16.30.057, ORD 16.30.058, ORD 16.30.059, ORD 16.30.060, ORD 16.30.061, ORD 16.30.062, ORD 16.30.063, ORD 16.30.064, ORD 16.30.065, ORD 16.30.066, ORD 16.30.067, ORD 16.30.068, ORD 16.30.069, ORD 16.30.070, ORD 16.30.071, ORD 16.30.072, ORD 16.30.073, ORD 16.30.074, ORD 16.30.075, ORD 16.30.076, ORD 16.30.077, ORD 16.30.078, ORD 16.30.079, ORD 16.30.080, ORD 16.30.081, ORD 16.30.082, ORD 16.30.083, ORD 16.30.084, ORD 16.30.085, ORD 16.30.086, ORD 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ENCLAVE OF BOULDER HILLS
PRELIMINARY PLAT

172ND TERRACE AND LACKMAN RD. OLATHE, KANSAS

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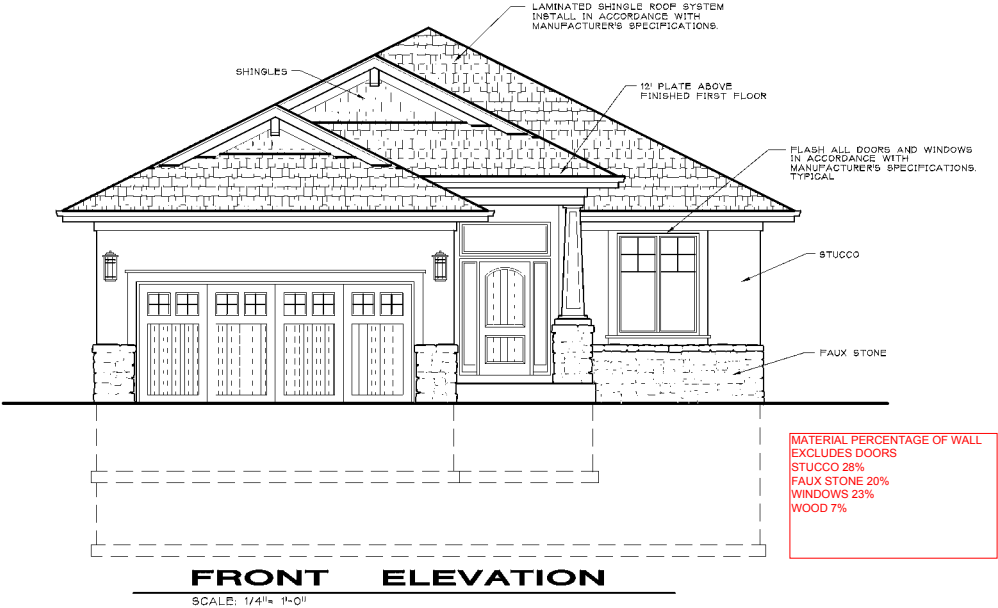
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GABRIEL HOMES

TEAM³

ARCHITECTS, INC.

PHONE: 943-492-1515 FAX: 943-492-1519

DATE:

REVISIONS:

PLAN #: 13-089R

3

CRAFTSMAN



Enclave at Boulder Hills

The Enclave at Boulder hill is slated to be located at 172nd street and Lackman. Currently the parcels on which this project is located are zoned CP-2 and are contemplated as a Neighborhood commercial center in the current comprehensive plan*. In this plan Neighborhood commercial centers have a typical footprint of around 50,000-200,000 square feet. The space remaining after the implementation of this plan still leave adequate space for this type of development.

Grata development is currently developing Boulder Hills directly north of the project in question. Currently there are 21 homes in various stages of construction in the development with an average price of \$506,320. Sales in this development are slower than anticipated due to the higher price point and concerns about commercial development directly adjacent to the project.

Our intent is to build 91 single family maintenance provided Villas on approximately 23.3 acres (3.9 units/acre). Leaving 31.41 acres (1,370,833 sq ft) for retail development as envisioned in our attached conceptual plan. The lot widths are to be 50' with 5' side yard setbacks. Example elevations are attached to this application. This project with increased density will serve as a buffer to the retail development and the increased density against the commercial combined with the proposed walking trails will promote walkability within the development. Price points for these villas are forecasted to be in the upper \$300s to the mid \$400s. The Enclave will have a clubhouse within its development to allow a place for residents of these smaller homes to have a place to gather as well as be available for and bring value to the current Boulder Hills development. The Enclave will be a part of the greater Boulder Hills Home Owners Association and will have access to their amenity area. The proximity of the new Enclave clubhouse to the Boulder Hills Amenity Area will create a central focal point for the community and draw the two subsections together.

Commercial development will continue to be difficult to implement on a scale in line with the current zoning due to the specific surroundings and the ever consolidating retail environment. Changes in internet retail have not only drawn down the number of brick and mortar retailers but have also drawn down the footprint of those remaining retailers. Additionally this parcel is adjacent to Heritage Park, and while that is a great asset to the residential communities it has a significant impact on the retailers viability due to the fact that no rooftops will be constructed within the park. 24.5% of the property within 1 mile of the commercial development is publicly owned by either Johnson County Parks, Spring Hill Schools or the City of Olathe. If that radius is expanded to 2.5 miles that percentage is still very high at 14.44%. Additionally, the comprehensive plan shows a regional commercial center approximately 1 mile west of this project. This property simply cannot support 52 acres of commercial development.

We believe this project brings new product type to this area, aligns with the comprehensive plan and provides a cohesive community environment that promotes walkability. We believe this would be a great asset for the City of Olathe

*Future land use plan Olathe adopted in 2010



NEIGHBORHOOD MEETING

July 23rd, 2019

6:00 PM

Project: Enclave of Boulder Hills (RZ19-0013)

Meeting Chairman: Travis Schram
President of Grata Development, LLC

Meeting Location: 17309 S. Allman Rd., Olathe KS 66062

Notice to all present: The following is a brief outline of the discussion and is not a verbatim of the statements. Items have been grouped by general category and are not in the order discussed. If any of the following items are incorrect or fail to record discussion at the meeting, please contact Grata Development.

Travis Schram, President of Grata Development gave a brief presentation regarding the project stating this was proposed to be a single family, 50 foot lot maintenance provided community. He showed the attendees the proposed site plan as well as some typical elevations for the single-family homes to be built within the development. He advised that the site was originally designed to contain a big box retail store as well as some inline retail and out parcels. Mr. Schram explained that changes in the retail economy and the decline of big box retail have led to less demand for a large retail development of that nature. He further explained that roughly half of the property would remain zoned as commercial. A study had been done to explore they type of retail that could be created in the remaining envelope. Mr. Schram than asked for questions.

Ralph Thompson of 17730 S. Renner asked where the sewer lines would stop in relation to his property directly south of 175th street. He was advised the sewers would be provided from the north of the property and will not be extended to 175th Street.

Amy Thompson of 17730 S Renner said she though the plan looked good and was glad it wasn't going to be a Wal-Mart.

Mary Sheldon of 15675 W 175th Street stated that she thought the plan looked good and that there was a great deal of need for this type of property in the neighborhood.

Ryan Anderson of 15274 W 171st Place asked why we were doing single smaller maintenance provided lots instead of the standard Single-family lots. Mr. Schram explained that this was to act as a buffer from the commercial to the standard single family without using a multi-family product. Mr. Anderson asked additional questions about the zoning of other parcels nearby. Mr. Schram advised him that the parcel contained R-3 and C-2 zoning as well as additional R-1 Zoning but no plans had been made to move forward on any other parcels. Mr. Anderson asked additional questions about the remaining retail ground. Mr. Schram shared a preliminary site plan and elevations of the commercial area.

Mr. Schram advised the attendees of the remaining steps in the rezoning process and convened the meeting.

Meeting Date: Tuesday, July 23, 2019

City Case No. RZ19-0013

[illegible]