

January 30, 2020

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

To Whom It May Concern:

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

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

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

Legal Description:

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

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

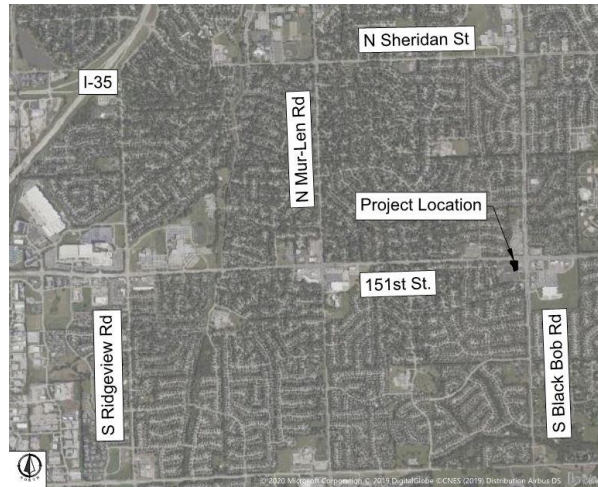
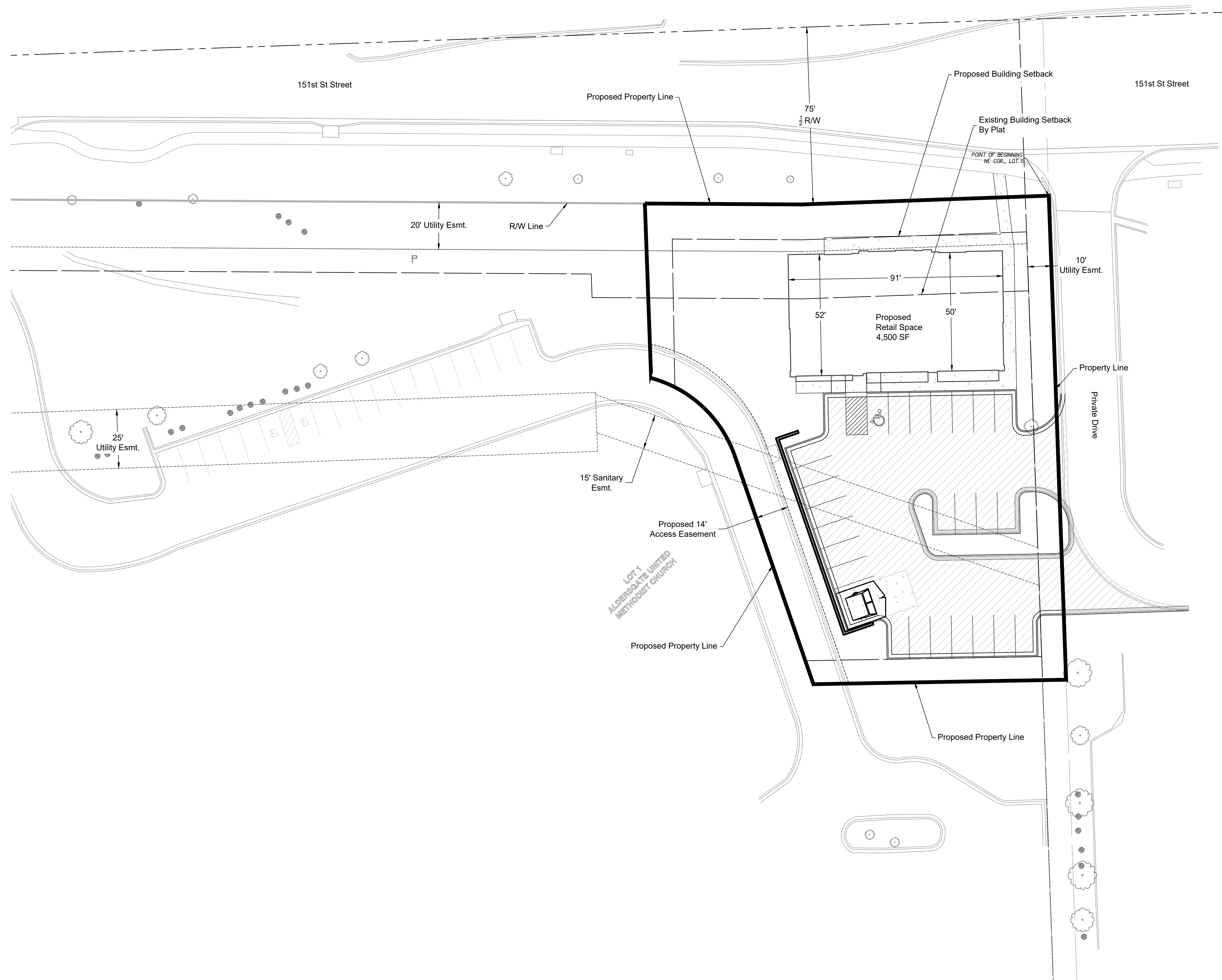


Figure 1. Site Location Map

Sincerely,



Mick E. Slutter, PE
RENAISSANCE INFRASTRUCTURE CONSULTING

[illegible]

Exterior Materials and Finishes

EIFS / Stucco
Color 1: SW 7014 Eider White
Color 2: SW 9168 Elephant Ear
Color 3: SW 7551 Greek Villa

Masonry
Brick: Glen-Gery - color: Attica
Stone: Midwest Cast Stone 24" x 12", 1A with Solomon Colors, White 60H Mortar, or approved equal

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

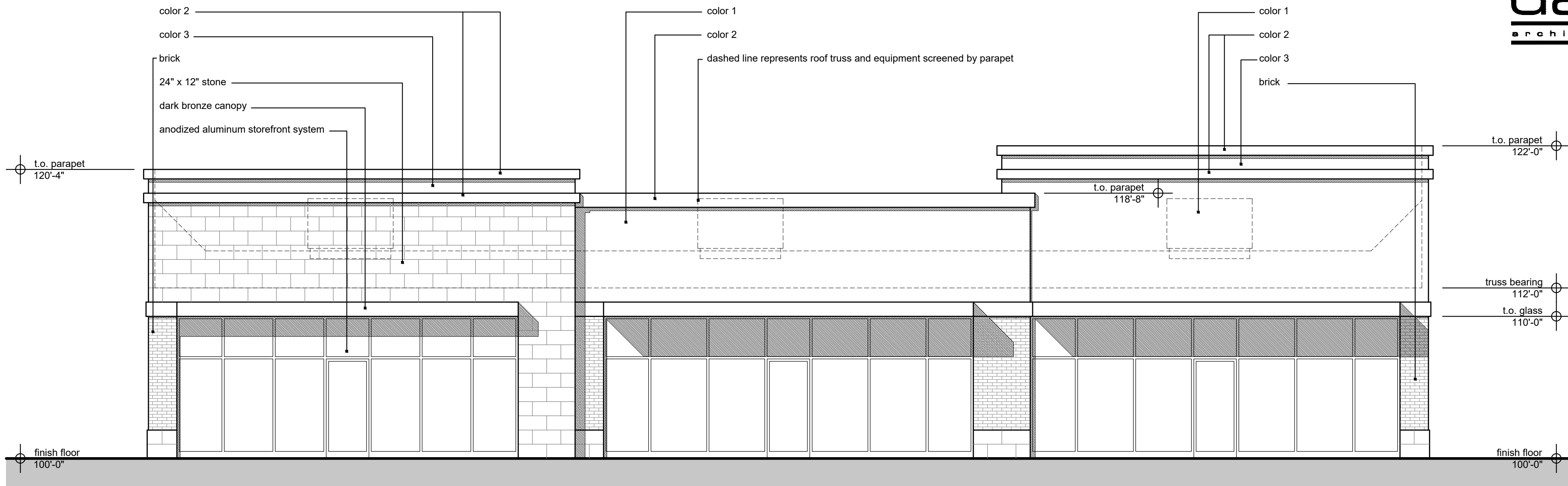
Glass
1" insulated, low E glass with argon gas fill Solarban 60 (2) - clear (or approved equal to meet U-Value of 0.29)

Storefront
Anodized aluminum frame, finish - dark bronze

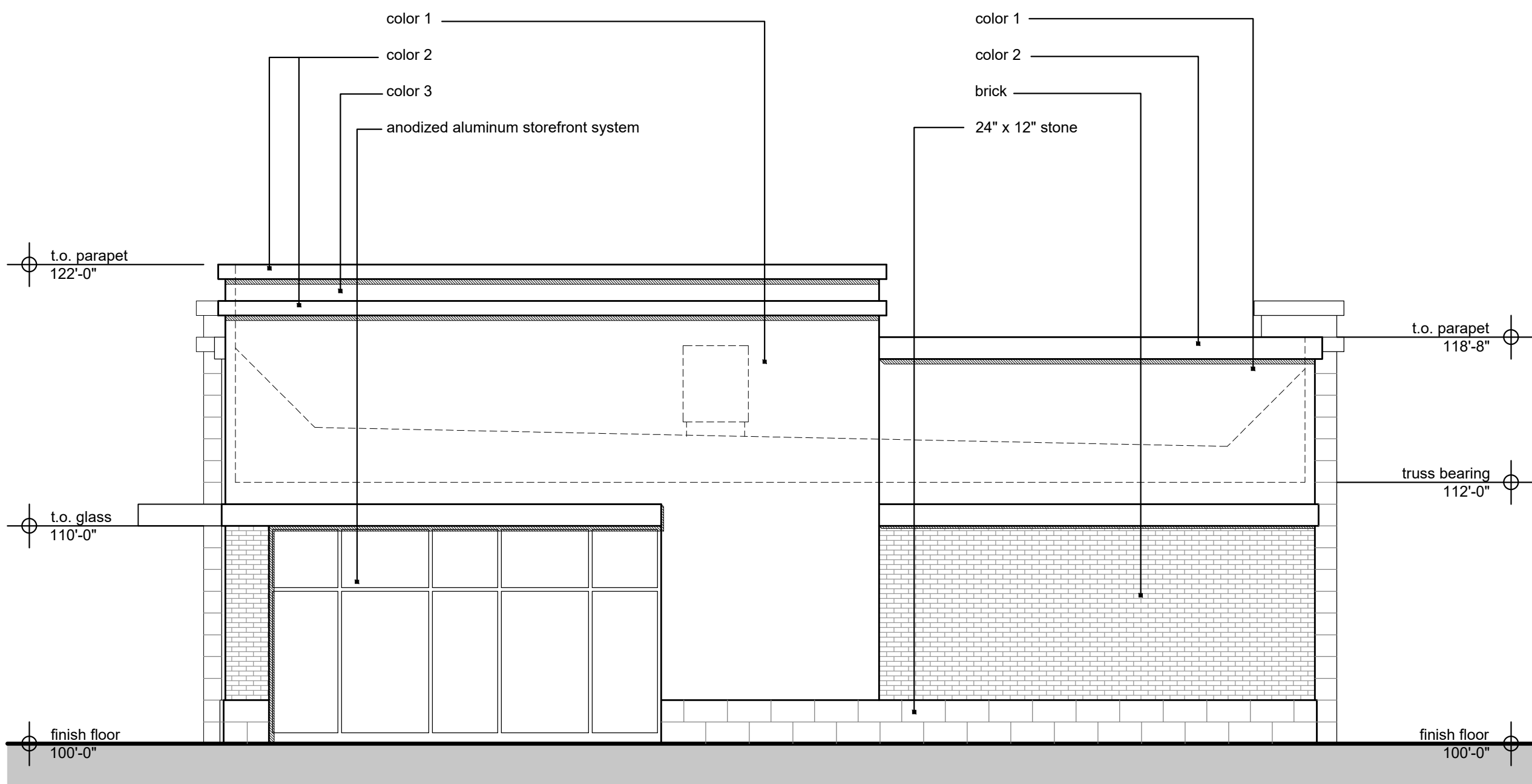
Hollow Metal Doors
Painted to match dark bronze finish of storefront system

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

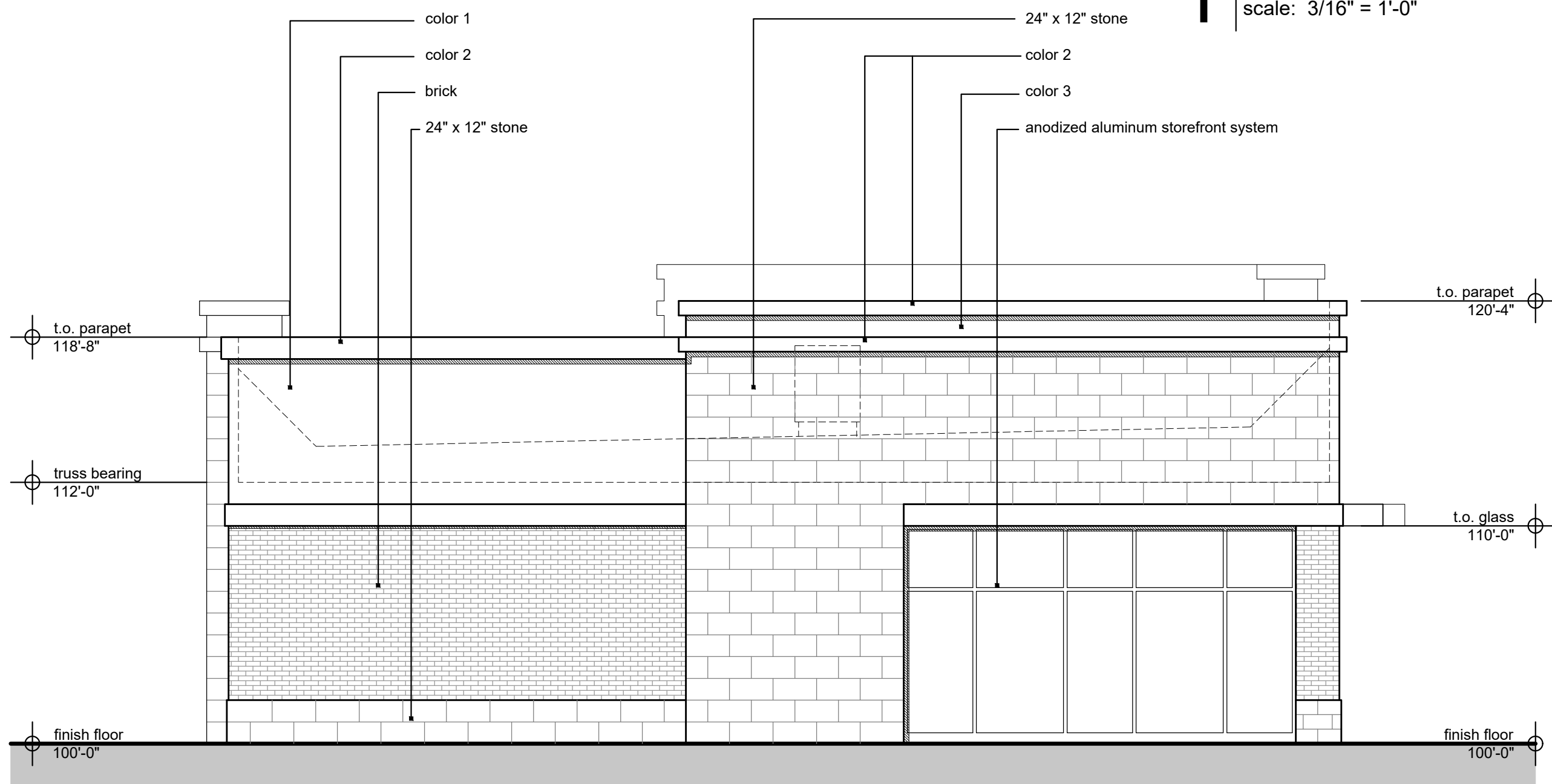
Caulk
Match adjacent wall color



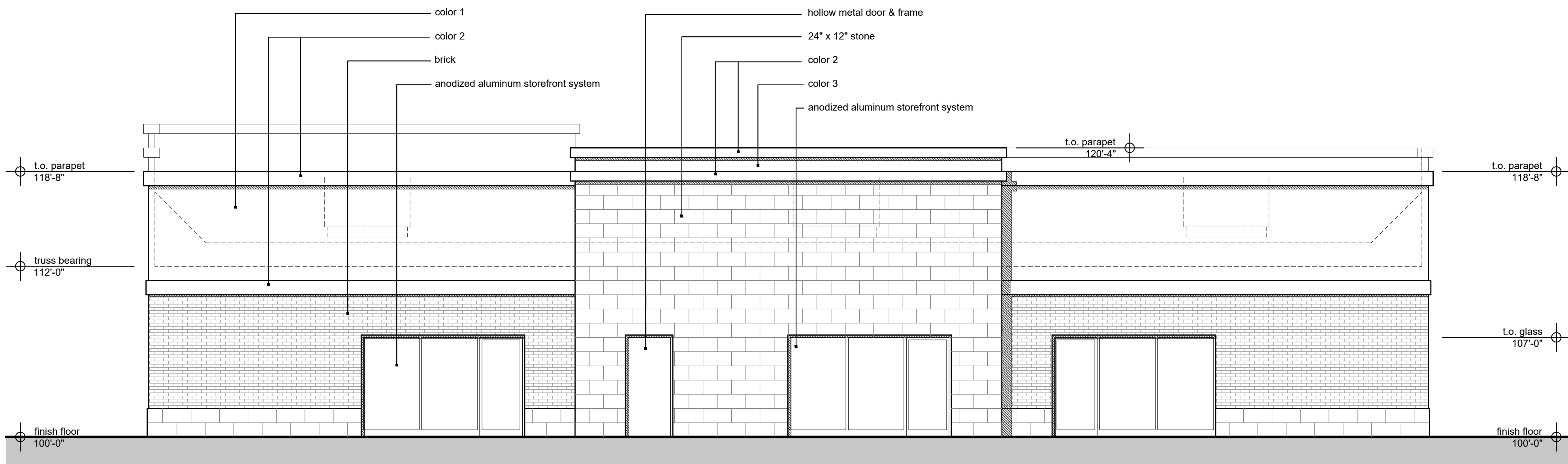
1 | South Elevation
scale: 3/16" = 1'-0"



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



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



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

a new development for
151st & Blackbob
Olathe, Kansas

date
01.15.2020
drawn by
dAE
checked by
dAE
revisions

sheet number

A3.1

drawing type
planning
project number
20002