Attachment A

OLATHE
KANSAS

Planning Division

STAFF REPORT

Planning Commission Meeting: June 8, 2020

Application:	**RZ20-0004: Preliminary Development Plan and Rezoning for 16129 S. Lone Elm Road**
Location:	16129 Lone Elm Road
Owner:	Jerry Bain, Lone Elm Ventures, LLC
Applicant:	Brandon Sutherland, Emerald Properties, LLC
Engineer:	Judd Claussen, P.E., Phelps Engineering
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	9.7± acres	**Existing Building Area:**	4,000 sq.ft.
Current Zoning:	CTY RUR (County Rural)	**Proposed Total Building Area:**	18,000 sq.ft.
Proposed Zoning:	M-2 (General Industrial)	**Plat:**	M.G.A. Estates

1. Comments:

The applicant is requesting approval of a rezoning and preliminary site development plan for the property located at 16129 Lone Elm Road, which is south of 159th Street and east of Lone Elm Road. The property is currently zoned CTY RUR (County Rural) and was the previous location of Southwest Community Church. The applicant proposes to rezone the property from CTY RUR to the M-2 (General Industrial) District.

2. History:

The subject property is the location of the former Southwest Community Church, which was constructed in 1999. The 4,000 square foot building is proposed to remain on the property, in addition to a newly proposed 14,000 square foot building located on the eastern end of the existing parking lot. A related application requesting a special use permit for *Animal Care – Indoor or Outdoor Kennel* in the M-2 District is also on this agenda (SU20-0001).

The subject property was platted in 1996 as part of the M.G.A. Estates and was annexed in May 2020 (ANX20-0001).

Site Aerial – Outlined in Blue

Site Photo – Looking east from Lone Elm Road

3. Property Owner Notice:

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property over 20 days prior to the public hearing.

The applicant held a neighborhood meeting on May 18, 2020, which no neighbors attended. Notice of the neighborhood meeting was mailed to all property owners within 500 feet of the subject property in accordance with UDO requirements and staff has not received any correspondence regarding this proposed rezoning.

4. Zoning Requirements:

a. **Land Use** – The applicant proposes to rezone this property from CTY RUR (County Rural) to the M-2 (General Industrial) District. The proposed zoning is consistent with the surrounding zoning, as the adjacent lot to the south is currently zoned M-2, in addition to the TVH Industrial Park also located south of the subject property. The property to the north of the subject site is zoned C-O (Office) and consists of Mission Life Church and associated buildings used for gathering and event space.

b. **Building Height** – Building heights within the M-2 District are limited to 55' in height. The proposed building is 21' tall at its highest point and the existing building is approximately 18' tall, meeting the requirements of the UDO.

c. **Setbacks/Open Space –** Table 1, below, lists the required dimensional standards for the M-2 District and those proposed for the development.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
Front Yard	30' from property line	129.8' from property line
Side Yard	10' from property line	60.8' from property line
Rear Yard	10' from the property line	789' from property line
Parking/Paving	30' from right-of-way/10' from property line	200' from right-of-way
Open Space	15% of site area	84% of site area

5. Development Requirements:

a. **Access/Streets** – One existing driveway provides access to the southern portion of the site from Lone Elm Road which is not proposed to change. A 5' sidewalk is being constructed from Lone Elm Road to the existing building.

b. **Landscaping** – The property is currently landscaped and the applicant has provided additional landscaping exceeding the current requirements of the UDO by providing

additional evergreen trees along the northern property line to further screen from the adjacent use to the north. A Type 1 Buffer is provided on the eastern property line, and additional plantings are provided on the southern property line to supplement the existing landscaping to meet the Type 1 Buffer requirements. Foundation plantings are provided along facades facing the parking lot, and an existing row of trees provides screening of the parking lot from the right-of-way. The applicant is also proposing plantings along long expanses of fence, per UDO requirements.

c. **Public Utilities –** The property is within the Olathe sewer and WaterOne service areas.

d. **Stormwater/Detention** – Existing Stormwater detention is located on the northwest corner of the property. The basin will be modified to meet current requirements for extended dry detention basins and is subject to Title 17 requirements.

6. Site Design and Building Design Standards:

The proposed development must follow Site Design Category 6 requirements (UDO 18.15.130), which address drainage features, landscape buffers, and parking pod sizes to ensure that the site is compatible with the General Industrial District requirements and surrounding uses. Future development will also be subject to the Building Design Category for Industrial Buildings. The building design requirements consists of an emphasis on high-quality building materials, building articulation, and façade expression tools that elevate the character of the structure.

7. Land Use Analysis:

The future land use map of the Comprehensive Plan identifies the subject property as "Employment Center." Staff is supportive of the proposed rezoning, as General Industrial is a higher intensity use that relies on an increased amount of indoor and outdoor space, which this 9.7 acre lot provides. The following are criteria for considering special use applications as listed in Unified Development Ordinance (UDO) Section 18.40.100.F:

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

The Comprehensive Plan designates the subject property as part of an Employment Center which allows for a variety of uses, including light industrial uses, and complementary retail and service uses, which should be carefully integrated with the surrounding employment area. The proposed parcel has been platted since 1996 as part of M.G.A. Estates, and a religious institution was previously located on this site. The proposed M-2 District zoning aligns with the Employment Center designation and promotes the goals of PlanOlathe by promoting the infill of vacant parcels and discouraging sprawl. The proposed zoning district also serves to **"**develop distinct employment districts to ensure Olathe's strong and diversified economy."

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 commercial and industrial uses on large parcels. A large industrial building, the Frito Lay Warehouse, is located on the parcel immediately

south of the subject property and is a three-story tall concrete structure. Life Mission Church is located on the parcel north of the subject property and consists of multiple structures/assembly spaces and large parking areas. To the east of the subject property is the Olathe District Activity Center, a sports and recreation facility consisting of football, soccer, baseball and softball fields.

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 proposed development is consistent with the zoning of nearby properties and surrounding uses. The surrounding land uses range from outdoor athletic uses to the east (zoned AG – Agricultural), civic assembly uses to the north (zoned C-O – Office), and trucking/warehousing uses to the south (zoned M-2 – General Industrial). There are existing residences to the southwest, across Lone Elm Road. These single-family residences are situated on multi-acre lots with farmland (zoned RUR – County Rural) and are setback significantly from the roadway.

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

The M-2 (General Industrial) District permits more intensive uses than the existing CTY RUR zoning district, permitting uses such as warehousing, office, automobile, product assembly, and construction type uses. A number of additional uses require approval of a special use permit before being permitted in this district. The City requires that parcels zoned under county zoning obtain city zoning to an appropriate district prior to redevelopment of a site. The zoning of this property to the M-2 District provides a continuation of the zoning established immediately to the south and to the east of the Olathe Activity Center.

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

The subject property is currently zoned CTY RUR (County Rural) and the Southwest Community Church was constructed on the property in 1999 but is not currently in use on this site.

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

The proposed development is not anticipated to detrimentally affect nearby properties as it is a continuation of the M-2 zoning district established immediately to the south. The existing church located on the parcel to the north is located a reasonable distance from the subject property and will be screened at the property line with landscaping beyond the requirements of the UDO.

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

The proposed rezoning will not substantially harm the value of nearby properties, which consist of higher intensity industrial uses to the south, farmland to the west, religious assembly to the north and outdoor athletics the east. Landscaping buffers will be provided along property lines to screen from the adjacent uses and mitigate noise.

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 use will not adversely affect the capacity or safety of the roadway network. Lone Elm Road is a high capacity arterial roadway. The proposed use will likely result in fewer trips taking place at a specific time than the previous use on the site, that of a religious institution. The proposed application is reducing the total number of parking spaces that currently exist on site.

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 proposed development is be subject to all local, state, and federal environmental regulations.

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

Zoning of this property will allow for development of a new commercial business here which will generate additional sales tax revenue.

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

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the related special use permit (SU20-0001) were denied, the parcel would remain abandoned, causing a hardship for the property owner. City staff and the applicant agree the rezoning offers an improved use of the property and service to the community, while providing consistency with surrounding properties.

8. Staff Recommendation:

Staff recommends approval of the rezoning and preliminary site development plan (RZ20-0004) with the following stipulations:

A. Staff recommends approval of RZ20-0004 for the following reasons:

1. The proposed development complies with the policies and goals of the *Comprehensive Plan.*

   Principle LUCC-6: **Discourage Sprawl**. “Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.”

   ES-4: Employment Areas as Districts. “Develop distinct employment districts to ensure Olathe’s strong and diversified economy.”

2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the M-2 District as presented with no stipulations.

C. The following stipulations apply to the preliminary site development plan:

1. A final site development plan must be approved prior to building permit submittal.

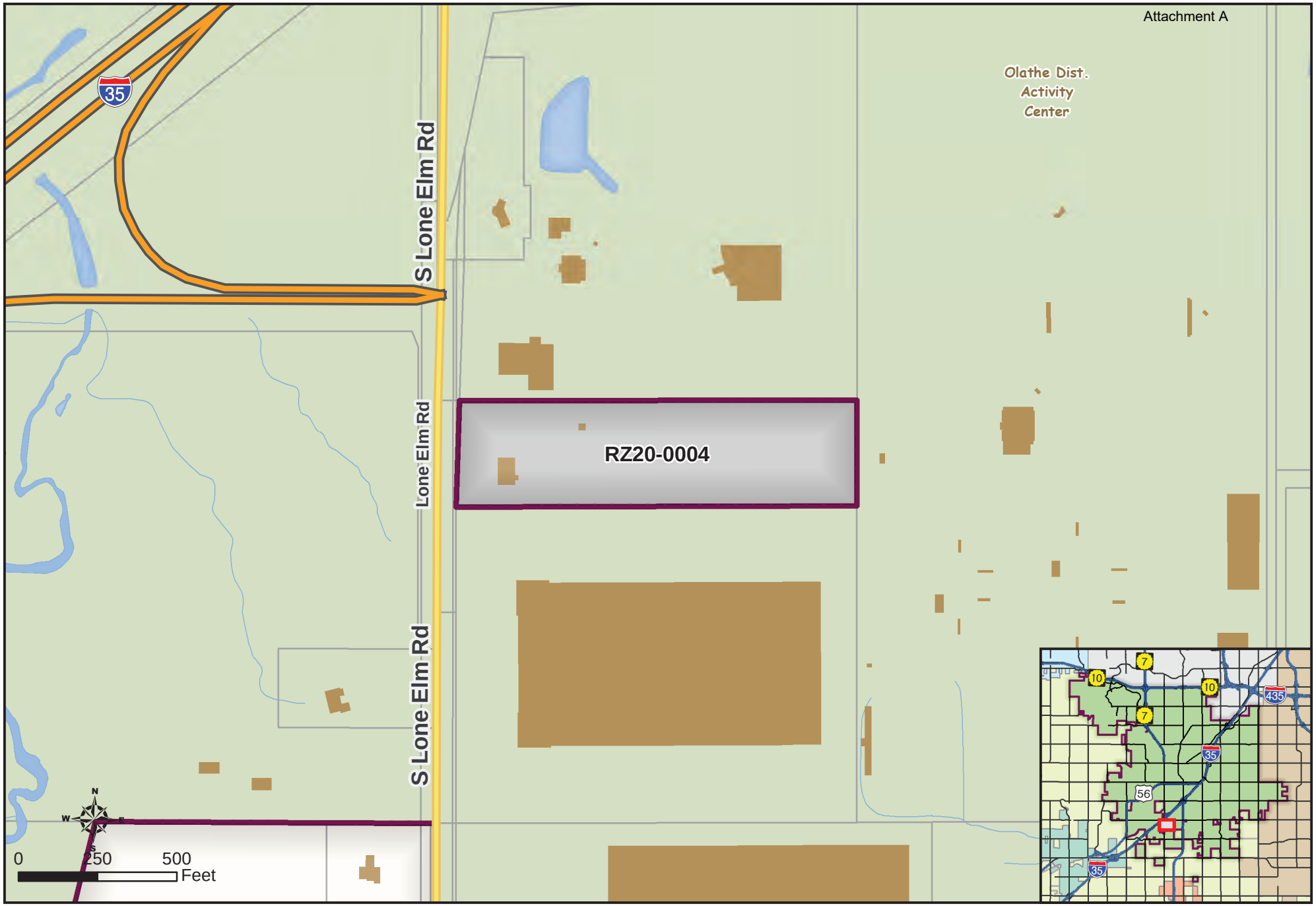
2. Building standards for new structures on site must comply with the Industrial Building requirements of UDO Section 18.15.020.

3. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building.

4. All new on-site wiring and cables shall be placed underground.

5. At the time of Final Development Plan, the proposed building must either provide an automatic fire sprinkler system or alterations to the access roads in order to resolve the fire access deficiency.

Attachment A

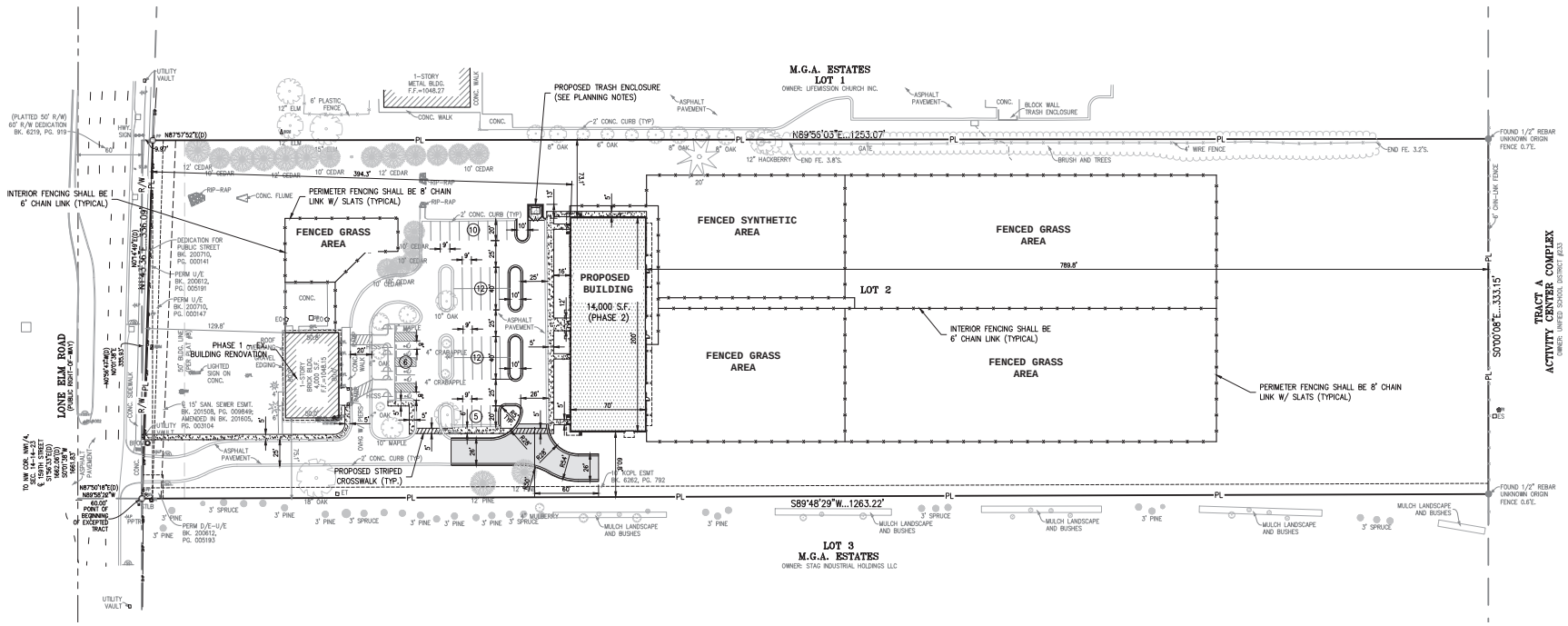


User: JaredMD
Date: 06/02/2020

K-9 ACRES

RZ20-0004

OLATHE
KANSAS



LEGAL DESCRIPTION:

LOT 2, M.G.A. ESTATES, A SUBDIVISION IN JOHNSON COUNTY, KANSAS, EXCEPT THE WEST 10 FEET IN ROAD, AND EXCEPT

PART OF LOT 2, M.G.A. ESTATES, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 23 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01° 56' 33" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 506.597 METERS (1,662.06 FEET); THENCE NORTH 87° 50' 18" EAST, A DISTANCE OF 18.288 METERS (60.00 FEET) TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 2 WITH THE EAST RIGHT-OF-WAY LINE OF LONE ELM ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 01° 56' 47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 102.391 METERS (335.93 FEET) TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 87° 57' 52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 3.039 METERS (9.97 FEET); THENCE SOUTH 00° 14' 49" EAST, A DISTANCE OF 102.441 METERS (336.09 FEET) TO THE TRUE POINT OF BEGINNING.

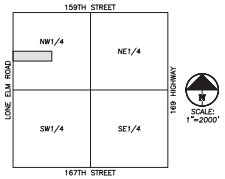
NET AREA = 420,888± SQ.FT. / 9.662± ACRES

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200173, MAP NO. 20091C0105G, DATED AUGUST 3, 2009.

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 14-14-23

SITE DATA

LOT 2	420,888 S.F. / 9.662 AC.
ZONING EXISTING PROPOSED	 RUR M2
BUILDING AREA EXISTING BUILDING PROPOSED BUILDING TOTAL BUILDING	 4,000 S.F. 14,000 S.F. 18,000 S.F.
PROPOSED OPEN SPACE	8.1 AC. (84%)

PARKING DATA

REQUIRED PARKING 1 SPACE PER 1,500 S.F. (ANIMAL CARE SERVICES)	12
PROPOSED PARKING STANDARD STALLS (9'-0" X 18'-0") ACCESSIBLE STALLS TOTAL STALLS	 39 6 45
REQUIRED ACCESSIBLE STALLS REQUIRED ACCESSIBLE STALLS (51-75)	 3

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
	6" CURB
B/L	BUILDING SETBACK LINE
P/S	PARKING SETBACK LINE
L/S	LANDSCAPE SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED BUILDING
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CHAIN LINK FENCE
9	PARKING SPACES

PLANNING NOTES:

1. TRASH ENCLOSURE TO BE CONSTRUCTED PER OLATHE UDO SECTION 18.30.130.1:

   A. THREE (3) SIDES WITH A SIX (6) TO EIGHT (8) FOOT SOLID WALL CONSTRUCTED OF MASONRY OF A COLOR AND FORM THAT IS CONSISTENT AND COMPATIBLE WITH THE PRINCIPAL BUILDING ARCHITECTURE OF THE SITE; AND

   B. ONE (1) SIDE WITH A METAL GATE.

2. ALL ON-SITE WIRING AND CABLES MUST BE PLACED UNDERGROUND.

3. EXTERIOR GROUND MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES METER BANKS, AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.

SCALE: 1"=50'
0' 50' 100'

5/14/20

PHELPS LAND DEVELOPMENT, INC.
4270 W. Wilshire Way
Olathe, Kansas 66061
(913) 829-1199
FAX (913) 829-1166
www.phelpslandconsultants.com

PLA Inc.
Phelps Land Development, Inc.
www.phelpslandconsultants.com

SITE PLAN

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App
1.	5/14/20	Revised Per Planning Comments	SNH	DAF

PROJECT NO. 2003353
DATE: 4-16-20 DRAWN: SNH
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: PLS-182
CERTIFICATE OF AUTHORIZATION NUMBER: PLS-182
AREA: 9.662 AC.
PLANNING: 20200108
ENGINEERING: 20200108

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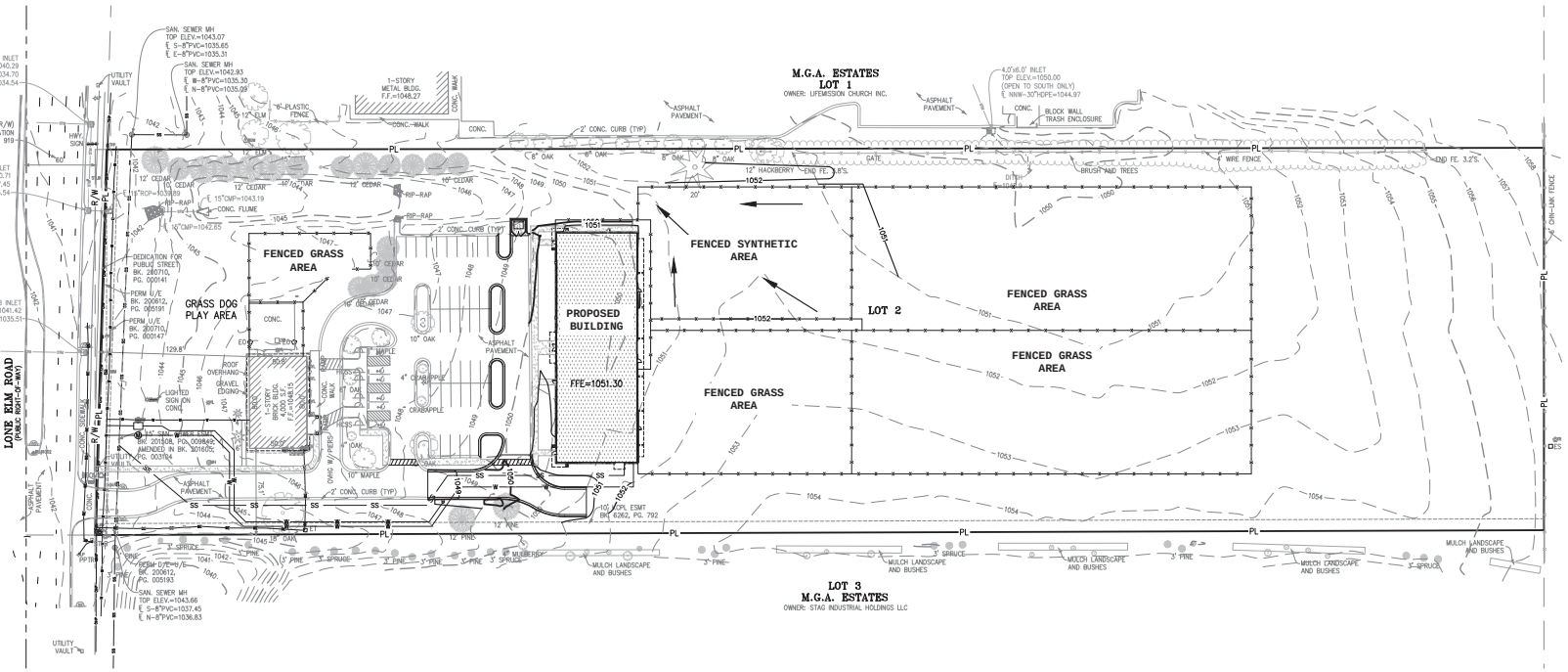
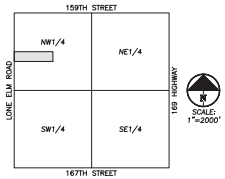
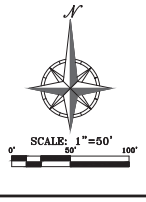


LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
1088.00 SW	PROPOSED SPOT ELEVATION
LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL



VICINITY MAP
SEC. 14-14-23



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BENCHMARK:
VERTICAL DATUM = NAVD88 BASED ON THE AS-BUILT SANITARY SEWER LINE THROUGH PROPERTY.

1. SET "+" CUT ON SOUTH END OF ISLAND IN CENTER OF LONE ELM ROAD ADJACENT TO PROPERTY. ELEVATION = 1042.52

811 Know what's below. Call before you dig.

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5/14/20

GRADING PLAN
K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	5/14/20	Revised Per Planning Comments	SNH	DAF

PROJECT NO. 2003353
DATE: 4-16-20 DRAWN: SNH
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: KS-2013-0003
CERTIFICATE OF AUTHORIZATION NUMBER: KS-2013-0003
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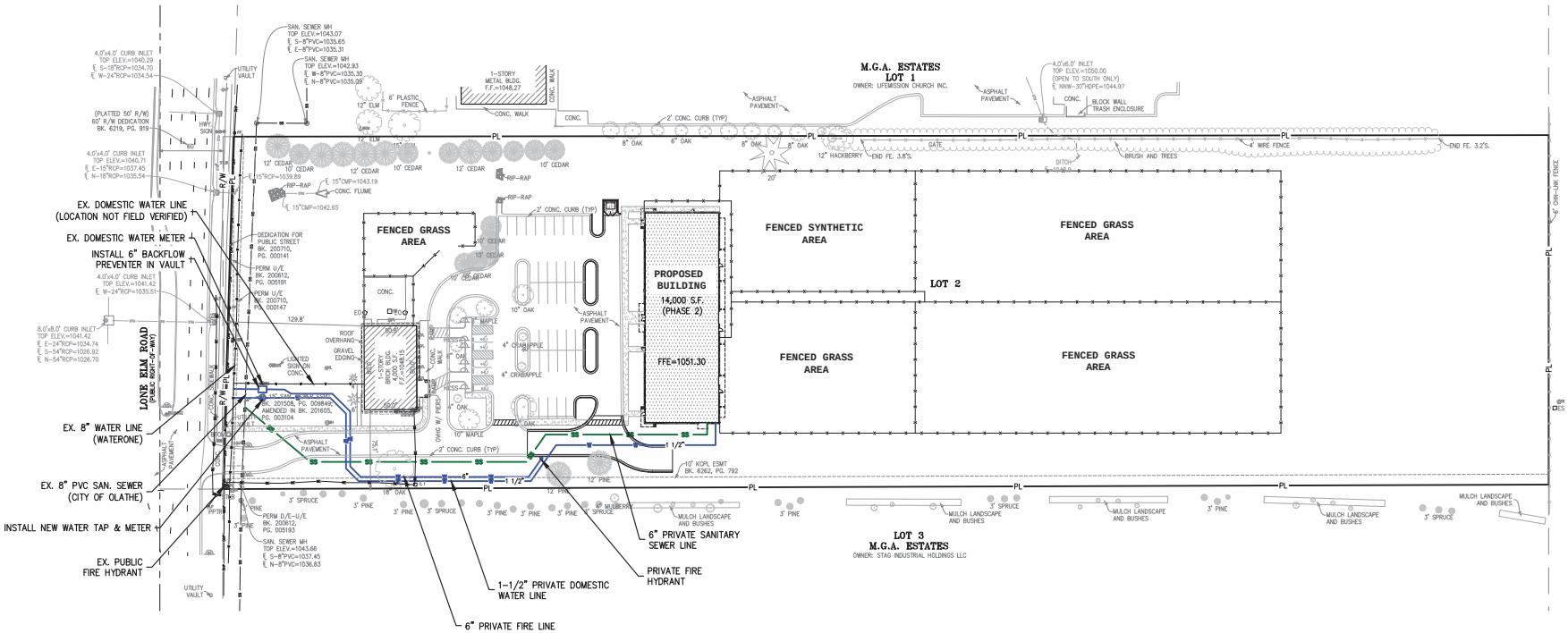
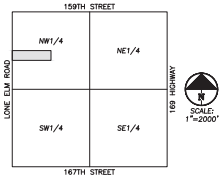
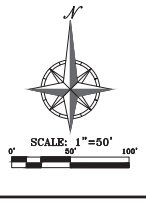


LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
OHT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
STM 6"	PROPOSED STORM SEWER LINE (& SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
ST 6"	PROPOSED ROOF DRAIN (& SIZE)



VICINITY MAP
SEC. 14-14-23



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UTILITY PLAN

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

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1.	5/14/20	Revised Per Planning Comments	SNH	DAF

PROJECT NO. 2003353
DATE: 4-16-20 | DRAWN: SNH
CHECKED: DAF | APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: KS-1459
CERTIFICATE OF AUTHORIZATION NUMBER: KS-2026
CERTIFICATE OF AUTHORIZATION NUMBER: 2007000108

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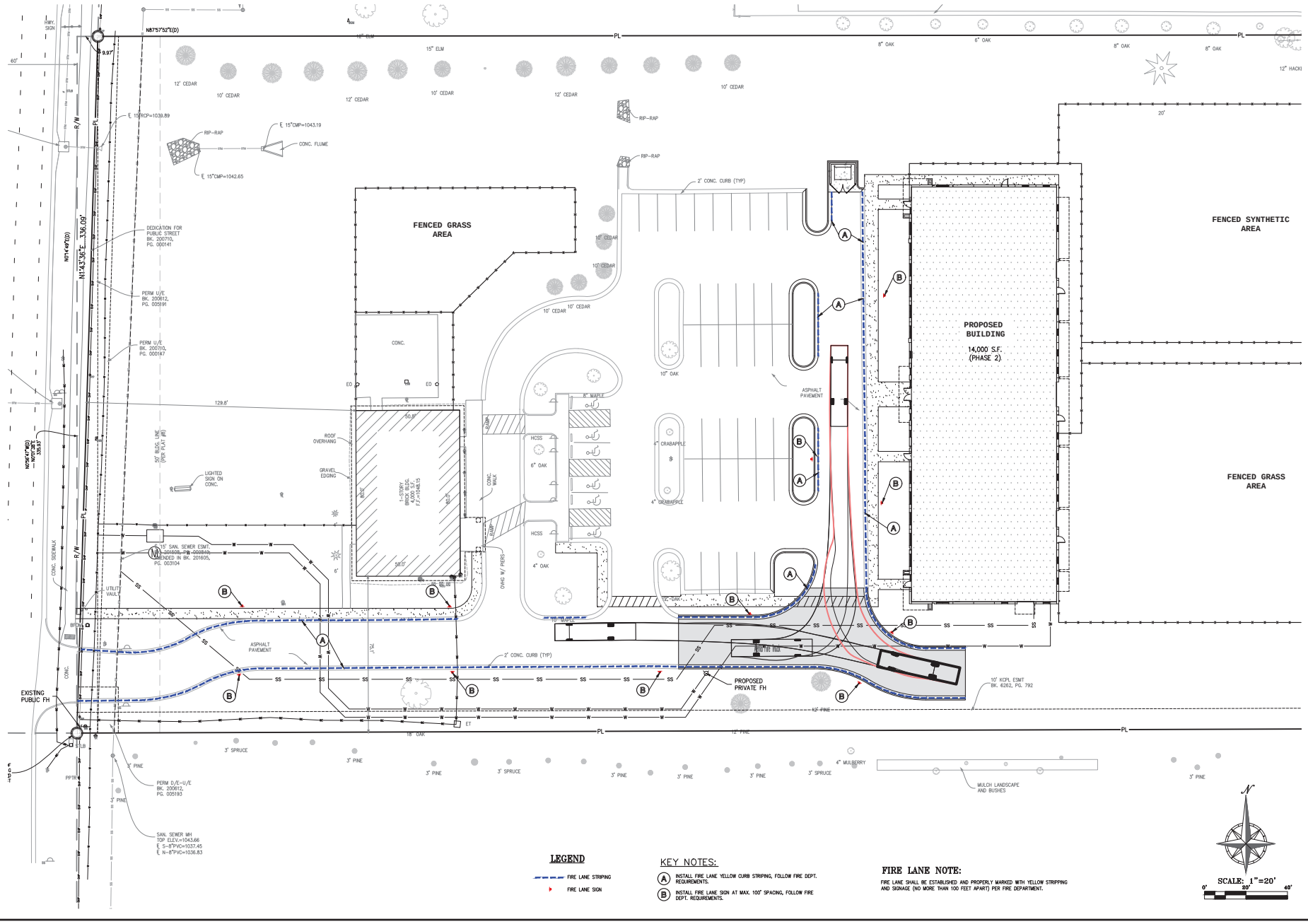

LEGEND

- FIRE LANE STRIPING
- FIRE LANE SIGN

KEY NOTES:

(A) INSTALL FIRE LANE YELLOW CURB STRIPING, FOLLOW FIRE DEPT. REQUIREMENTS.

(B) INSTALL FIRE LANE SIGN AT MAX. 100' SPACING, FOLLOW FIRE DEPT. REQUIREMENTS.

FIRE LANE NOTE:

FIRE LANE SHALL BE ESTABLISHED AND PROPERLY MARKED WITH YELLOW STRIPPING AND SIGNAGE (NO MORE THAN 100 FEET APART) PER FIRE DEPARTMENT.

5/14/20

FIRE PROTECTION PLAN

K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

Revisions:			By	App
Nos.	Date	Revised Per Planning Comments	SNH	DAF
1.	5/14/20			

PROJECT NO. 2003353
DATE: 4-16-20 DRAWN: SNH
CHECKED: DAF APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: CA-1-1
CERTIFICATE OF AUTHORIZATION EXPIRES: JUNE 30, 2020
CERTIFICATE OF AUTHORIZATION NUMBER: CA-1-1
EXPIRES: 20200630

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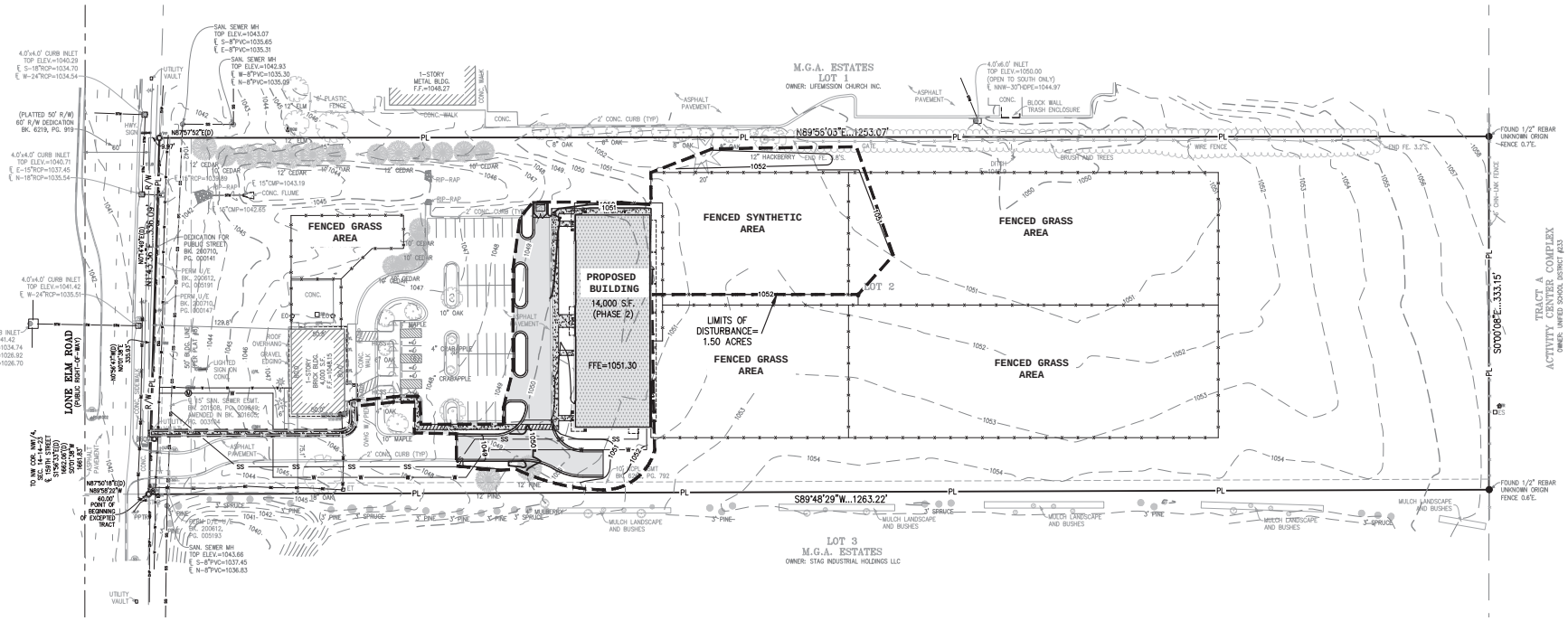
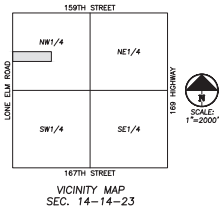


PROPOSED IMPERVIOUS AREA = 0.63 ACRES



VICINITY MAP
SEC. 14–14–23

LEGEND

- PL — PROPERTY LINE
- LOT LINE
- R/W — RIGHT-OF-WAY
- IMPERVIOUS
- OPEN SPACE
- LIMITS OF DISTURBANCE

TOTAL LOT = 420,888 S.F. (9.66 ACRES)

IMPERVIOUS = 87,281 S.F. (2.00 ACRES)

OPEN SPACE = 333,607 S.F. (7.66 ACRES)

SCALE: 1"=50'
0' 50' 100'

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

5/14/20

PROPOSED CONDITIONS MAP

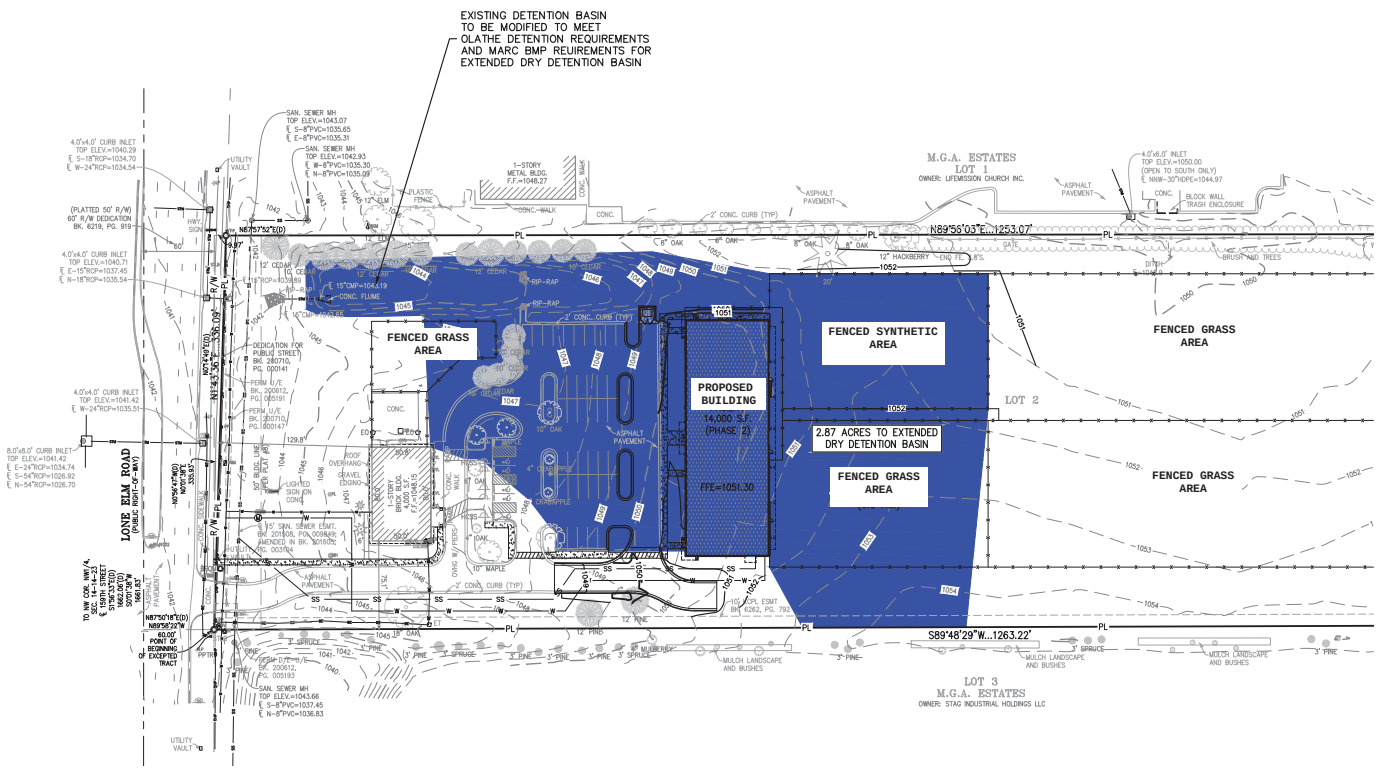
K–9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App.
1.	05–14–20	Revised per Planning Comments	SNH	DAF

PROJECT NO. 2003353 | DATE: 4–14–2020 | DRAWN: SNH
CHECKED: DAF | APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: LS–82
CERTIFICATE OF AUTHORIZATION NUMBER: E–2002

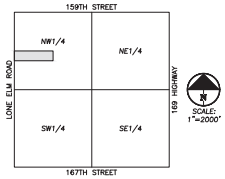
SHEET
A2

\\PHELPS–SERVER\Projects\P\2003353\Stormwater\Exhibits\Grading & Proposed Conditions A1–A2.dwg Layout:Proposed Conditions A2 May 14, 2020 – 8:47pm Daniel Finn



Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 14–14–23

LEGEND

- PL — PROPERTY LINE
- LOT LINE
- R/W — RIGHT-OF-WAY
- IMPERVIOUS
- OPEN SPACE
- EXTENDED DRY DETENTION BASIN
- LIMITS OF DISTURBANCE

WORKSHEET 1A: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE

WORKSHEET 2: SUMMARY OF MITIGATION PACKAGE(S) THAT MEETS REQUIREMENTS

5/14/20

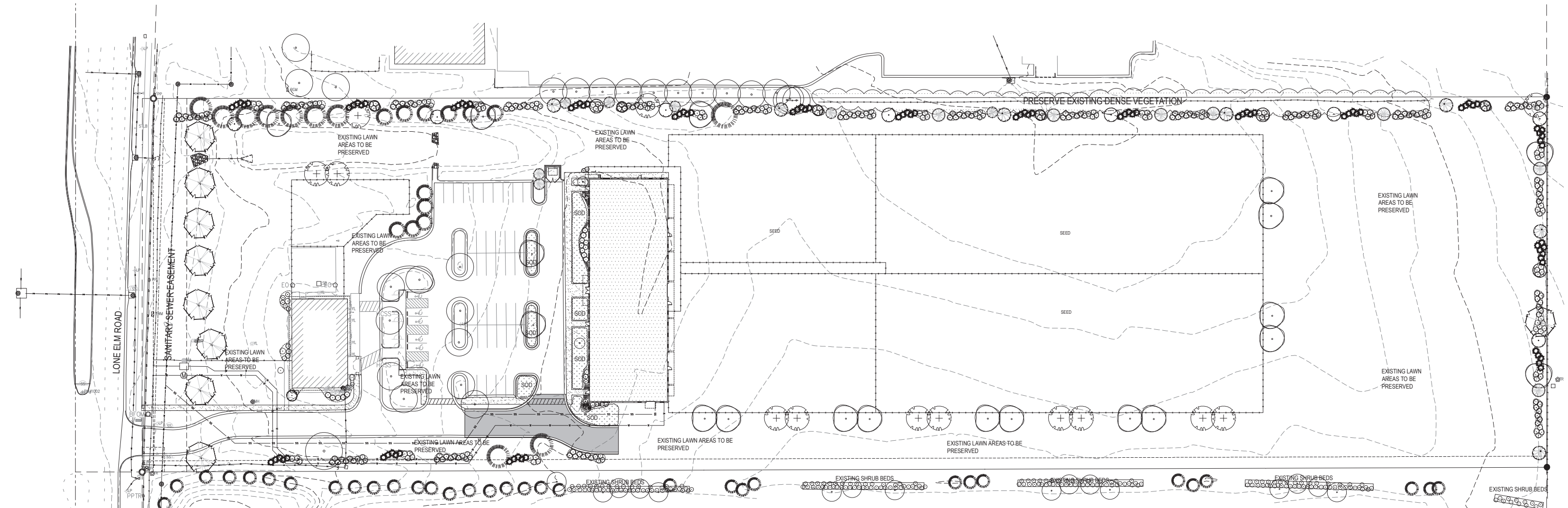
PROPOSED CONDITIONS MAP
K-9 ACRES
16129 LONE ELM ROAD
OLATHE, JOHNSON COUNTY, KANSAS

No.	Date	Revisions:	By	App
1.	05-14-20	Revised per Planning Comments	SNH	DAF

PROJECT NO. 2003353
DATE: 4-14-2020 | DRAWN: SNH
CHECKED: DAF | APPROVED: JCC
CERTIFICATE OF AUTHORIZATION NUMBER: CA-82
AREA: 9.0 ACRES
CERTIFICATE OF AUTHORIZATION NUMBER: 2007000128
AREA: 2.87 ACRES
DIRECTORY: 2003353

SHEET
A3

\\PHELPS-SERVER\Projects\P\2003353\Stormwater\Exhibits\Grading & Proposed Conditions A1-A2.dwg Layout:Stormwater Management A3 May 14, 2020 - 8:47pm Daniel Finn



1 LANDSCAPE PLAN

SCALE: 1"=50'-0"

M-2 Zoning Landscape Calculations

STREET TREE REQUIRMENTS:
One tree per 40 feet public or private street frontage (minus intersecting driveways)
311 LF along Lone Elm Road
8 Street trees required
8 Street trees provided
Requirements Met

BUFFER LANDSCAPING:
M-1 adjacent to M-1, M-2, C-O, buffer landscape requirements (North and South Boundary):
Minimum buffer width: 10ft - TYPE 1 Buffer required.
(1 Deciduous Shade tree, 1 Ornamental tree, 1 evergreen tree, 20 shrubs, per 100 linear feet)

Linear feet along North edge of site: 1253 LF (extensive existing vegetation to be preserved)
Deciduous trees required: 13 — Ornamental trees required: 13
Existing Deciduous trees provided: 13 — Ornamental trees provided: 13
Evergreen trees required: 13 — Shubs required: 251
Existing Evergreen trees provided: 13 — Shrubs provided: 251
ADDITIONAL EVERGREEN TREES PROVIDED ABOVE REQUIREMENTS.

Linear feet along East edge of site: 331 LF
Deciduous trees required: 3 — Ornamental trees required: 3
Existing Deciduous trees provided: 3 — Ornamental trees provided: 3
Evergreen trees required: 3 — Shubs required: 66
Existing Evergreen trees provided: 3 — Shrubs provided: 66
Requirement Met

Linear feet along South edge of site: 1263 LF (Partial Type 1 buffer already existing)
Deciduous trees required: 13 — Ornamental trees required: 13
Existing Deciduous trees provided: 13 — Ornamental trees provided: 13
Evergreen trees required: 13 — Shubs required: 251 (192 existing shrubs)
Existing Evergreen trees provided: 13 — Shrubs provided: 59
Requirement Met

INTERIOR PARKING REQUIREMENTS:
One (1) shade tree shall be provided for every parking and vehicular use landscape island.
Requirement Met

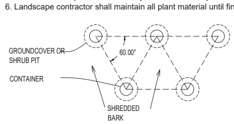
BUILDING FOUNDATION PLANTINGS:
Along any building facade or foundation that fronts upon a public right-of-way or a parking lot provided for the building, landscape areas shall be provided equivalent to a minimum of twenty-five (25) percent of each building facade or foundation.
Requirement Met

Planting Notes

1. Location of all existing utilities needs to done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
a. Creeping groundcover shall be a minimum of 6" from paving edge.
b. All trees shall be a minimum of 3' from paving edge.
c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.
7.No trees may be planted within 15 feet of a street light
8.Landscape areas must contain 50% living material.
9.Building facade and foundation landscape areas must be irrigated.

Materials:
1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:
1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

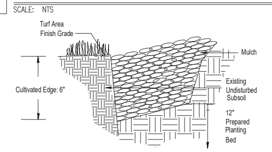


Inches Between Plants	Plant Quantities Per Square Foot
10"	Square Feet x 1.50
12"	Square Feet x 1.00
18"	Square Feet x .44
30"	Square Feet x .16
36"	Square Feet x .11

NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENITIES AS NOTED ON PLANS.

2 GROUNDCOVER/SHRUB DETAIL

SCALE: NTS



3 CULTIVATED EDGE DETAIL

SCALE: NTS

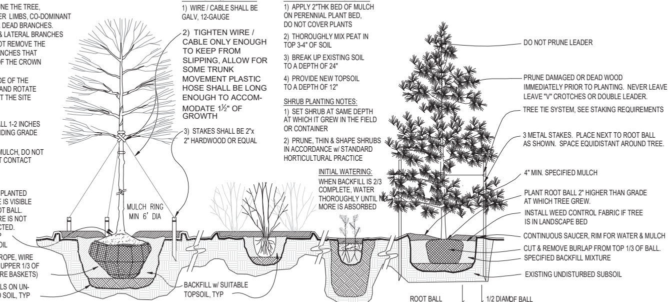
TREE PLANTING NOTES:
1) DO NOT HEAVILY PRUNE THE TREE, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT w/ TREE TRUNK
5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL w/ SOIL
6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:
1) WIRE / CABLE SHALL BE GALV, 12-GAUGE
2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1½" OF GROWTH
3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:
1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"

SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE w/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



4 PLANTING INSTALLATION DETAILS

SCALE: NTS

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	9	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	13	Platanus x acerifolia	London Plane Tree			2.5"	6' min. clear., ground to canopy
	19	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	7	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
	7	Chamaecyparis nootkatensis 'Pendula'	Weeping Alaska Cedar		6' Ht.		symmetrical pyramidal form
	7	Picea abies	Norway Spruce		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	11	Cercis canadensis	Eastern Redbud			1.5"	
	3	Cornus florida 'Cloud Nine'	Cloud 9 Dogwood			2"	
	6	Betula platyphylla var. japonica 'Whitespire'	Whitespire River Birch			1.5"	5' min. clear.
DECIDUOUS SHRUBS/GRASSES							
	24	Liriope muscari 'Varigated'	Varigated Liriope	1 gal.			Plant @ 18" O.C.
	71	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 gal.			Plant @ 3' O.C.
	2	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
	92	Syringa X 'Penda'	Bloomerang Purple Lilac	5 gal.			Plant @ 5' O.C.
EVERGREEN SHRUBS							
	142	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	14	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	93	Taxus x media 'Hicksii'	Hicks Yew		5' ht.		Symmetrical pyramidal form
GROUNDCOVERS AND GRASSES							
	3	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.
EXISTING TREES TO BE REMOVED		EXISTING TREES/SHRUBS TO BE PRESERVED					
LAWN AREAS							
SOD	SOD	SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.					
SEED	SEED	SPECIES: FALCON III TALL FESCUE 20% OF MIX; HOUNDOG V TALL FESCUE 15; FINELAWN PETITE TALL FESCUE 15; SEED AT A RATE OF 10lbs. PER 1,000 SF	SPECIES: FALCON IV TALL FESCUE 20% OF MIX; SHENANDOAH TALL FESCUE 15; RYE SEED 15				

MEIER
LANDSCAPE ARCHITECTURE
15245 Metcalf Ave.
Overland Park, KS 66223
913.787.2817

CLIENT
Brandon and Danette Sutherland
14665 S CAENEN LN
Overland Park, KS 66062

In association with:
David Caton
KC Elite Dog Training

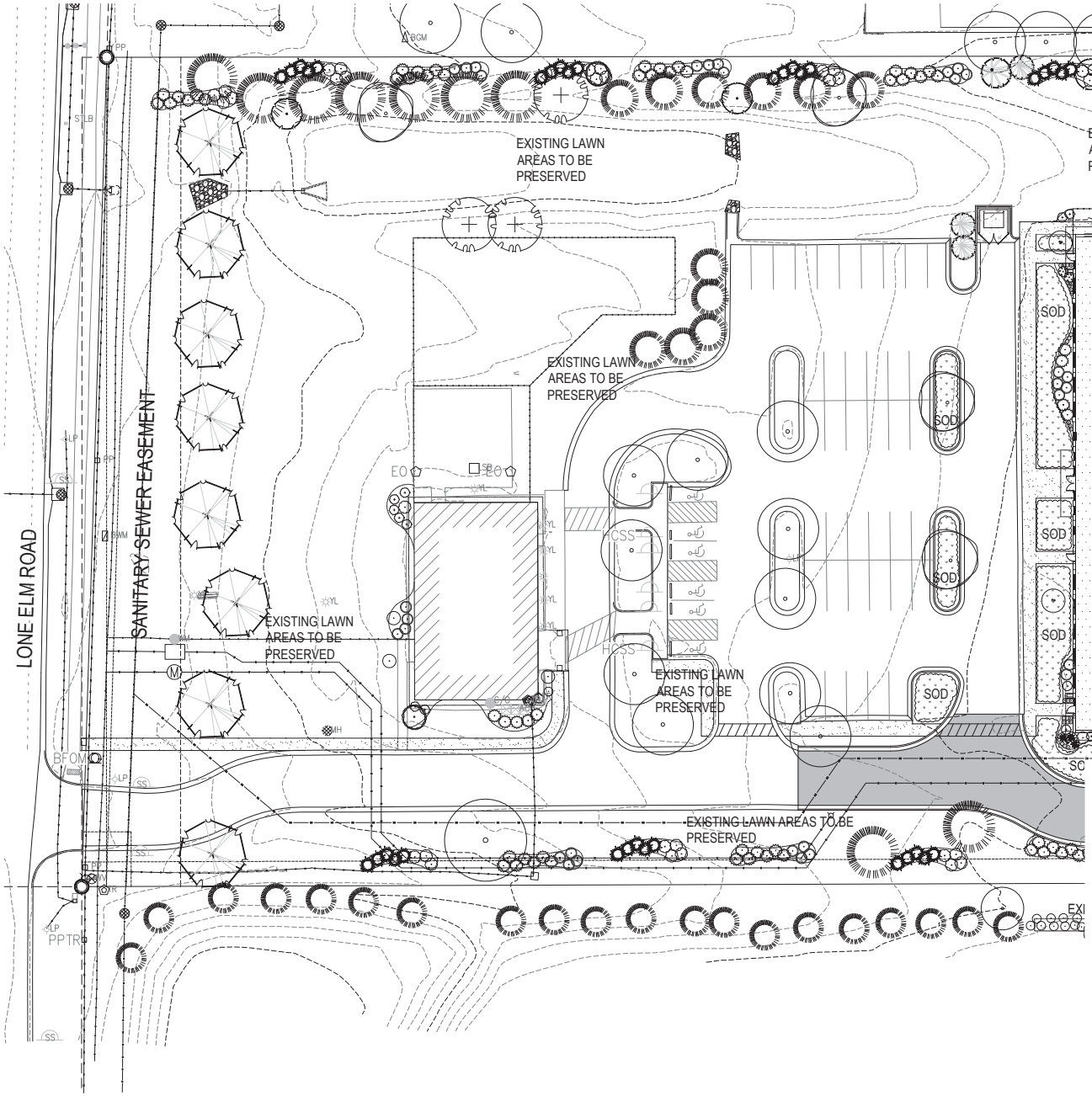
PROJECT
K-9 Acres
Property Masterplan
16129 Lone Elm Road
Olathe, Kansas

SCALE: 1"=50' NORTH
0 50 100 150

Date: 5.15.2020
Project #: 593
Layout Plan

L1

Attachment A



1 LANDSCAPE PLAN - ENLARGEMENT PLAN

SCALE: 1"=20'-0"

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	9	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	13	Platanus x acerifolia	London Plane Tree			2.5"	6' min. clear., ground to canopy
	19	Acer x truncatum "Warrenred"	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	7	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		6' ht.		symmetrical pyramidal form
	7	Chamaecyparis nootkatensis "Pendula"	Weeping Alaska Cedar		6' ht.		symmetrical pyramidal form
	7	Picea abies	Norway Spruce		6' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	11	Cercis canadensis	Eastern Redbud			1.5"	
	3	Cornus florida "Cloud Nine"	Cloud 9 Dogwood			2"	
	6	Betula platyphylla var. japonica "Whitespire"	Whitespire River Birch			1.5"	5' min. clear.
DECIDUOUS SHRUBS/GRASSES							
	24	Liriope muscari "Variegated"	Variegated Liriope	1 gal.			Plant @ 18" O.C.
	71	Euonymus alatus "Compactus"	Dwarf Burning Bush	3 gal.			Plant @ 3' O.C.
	2	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea	3 gal.			Plant @ 4' O.C.
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EVERGREEN SHRUBS							
	142	Juniperus chinensis "Sea Green"	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
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GROUNDCOVERS AND GRASSES							
	3	Juniperus horizontalis "Wiltonii"	Blue Rug Juniper	1 gal.			Plant @ 24" O.C.

EXISTING TREES TO BE REMOVED

EXISTING TREES/SHRUBS TO BE PRESERVED

LAWN AREAS

SOD	SOD SHALL BE TALL FESCUE MIXTURE, AS PRODUCED BY MEMBERS OF THE TURF PRODUCERS ASSOC.				
SEED	SEED	SPECIES	% OF MIX	SPECIES	% OF MIX
		FALCON II TALL FESCUE	20	FALCON IV TALL FESCUE	20
		HOUNDOG V TALL FESCUE	15	SHENANDOAH TALL FESCUE	15
		PINELAWN PETITE II TALL FESCUE	15	RYE SEED	15
		SEED AT A RATE OF 10lbs. PER 1,000 SF			

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913.787.2817

JASON M. MEIER LICENSED KANSAS LANDSCAPE ARCHITECT

CLIENT

Brandon and Danette Sutherland
14665 S CAENEN LN
Overland Park, KS 66062

In association with:
David Caton
KC Elite Dog Training

PROJECT

K-9 Acres
Property Masterplan
16129 Lone Elm Road
Olathe, Kansas

SCALE: 1"=20'

NORTH

0 20 40 60

Date: 5.15.2020
Project #: 593
Layout Plan

L2

Attachment A

CITY OF OLATHE

Property Owner Notification Letter

Case No. RZ20-0004

Dear Property Owner:

This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting Room at 100 E. Santa Fe, Olathe, Kansas, to consider a **rezoning** request from RUR (present zoning) to M2 (proposed zoning), ~~or a **Zoning Amendment** for _____ District (present zoning)~~ on the following described tract of land:

Legal Description: Lengthy, See Attached.

General Location: 16129 Lone Elm Rd (See general location map attached)

A public hearing will be held to consider the rezoning request for the above-described tract at 7:00 PM on June 8 _____, 2020. Any interested persons or property owners are invited to attend. Due to the COVID-19 pandemic, the City of Olathe continues to follow social distancing and recommendations from the State and Johnson County, therefore additional means of meeting participation may be provided through interactive communication methods, such as Zoom. Please refer to the City of Olathe Planning Division website (https://www.olatheks.org/government/planning) for updates and latest news on the meeting format. You may also call the Planning Division at 913-971-8750.

Information regarding this rezoning application is available in the Planning Division located at City Hall, at 913-917-8750, through email at PlanningContact@Olatheks.org, or you may contact Judd Claussen at Phelps Engineering at the contact information below for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition with the City Clerk. If valid protest petitions are received from property owners of twenty (20) percent of the land within the notification area, exclusive of the public right-of-way, a three- quarters (¾) vote of the City Council is required to approve this rezoning request.

Copies of the protest petitions are available from the Planning Division or City Clerk office at 913-971 8521 or CCO@Olatheks.org.

Respectfully,

Judd D. Claussen, P.E.

Applicant (or Owner or Agent)

jclaussen@phelpsengineering.com

PHONE: 913-393-1155

ADDRESS: 1270 N Winchester

CITY: Olathe

STATE: KS

ZIP: 66061

In compliance with the Americans with Disabilities Act, the City of Olathe will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 913-971-8521 a minimum of 48 hours prior to the meeting.

PLANNING
ENGINEERING
IMPLEMENTATION

May 5, 2020

Re: **Neighborhood Meeting for K-9 Acres project**
16129 Lone Elm Rd, Olathe, Kansas
Rezoning case # RZ20-0004
Special Use permit case # SU20-0001

Dear Neighbor,

On behalf of our client, Emerald Properties, LLC., I would like to invite you to an informational meeting that we are hosting for our neighbors regarding the development on the above referenced property. Due to the COVID-19 Pandemic, this meeting will be held via a virtual online meeting. Below is the information to attend:

Meeting Date/Time:	Monday May 18 at 5:30 pm.
Website:	https://zoom.us/join
Meeting ID:	856 0818 3958
Password:	Olathe
Phone call in option:	(312) 626 6799 - for use only if not using computer audio.

Our proposed project consists of remodeling the existing church building and re-purposing the building for a canine facility where training, day-care, boarding, and veterinary services will be provided for canines. A new building will be constructed east of the existing parking lot, and play/training fields will be located on the eastern portion of the property. A copy of the proposed site plan and building elevation is attached for reference. We have filed rezoning and special use permit applications with the City for their approval and we are excited to share this information with you and answer any questions you may have.

An upcoming Planning Commission public hearing will be held at the City of Olathe City Hall at 7 pm, June 8, 2020. The public is invited to attend and will be able to speak.

Please feel free to attend this meeting for an opportunity to learn more about the project and discuss any questions you might have. If you are not able to be on the virtual meeting, please contact me and I will be happy to answer any questions you may have.

Sincerely,

Judd D. Claussen, P.E.
Phelps Engineering, Inc.,
Jclaussen@phelpsengineering.com
Encl: Site plan, building elevation.

PLANNING
ENGINEERING
IMPLEMENTATION

Date: May 18, 2020

Meeting Date: May 18, 2020 at 5:30 PM

Location of Meeting: Zoom online meeting (see attached invite letter)

Project: K-9 Acres

Project / File No.: 200353

Neighborhood Attendees: None.

Development Team:
Brandon Sutherland – Emerald Properties
Jason Meier – Meier Consulting – Landscape Architect
Judd Claussen – Phelps Engineering
Daniel Finn – Phelps Engineering
Powell Minnis – Davidson Architects & Engineers

Copy: Olathe Planning Department

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1. Development team called / logged in at meeting time. After approximately 20 minutes, there had been no neighbors that called or logged into the meeting. Meeting ended approximately 5:50 pm.