



Planning Division

STAFF REPORT**Planning Commission Meeting: December 14, 2020**

Application:	<u>RZ20-0011:</u> Rezoning from: MP-2 (Planned General Industrial) District, BP (Business Park) District and CP-2 (Planned Community Center) District
	to: M-2 (General Industrial) District and BP (Business Park) District and a Revised Preliminary Site Development Plan for 175th Street Commerce Centre
Location:	North of W. 175 th Street and west of S. Hedge Lane
Owner	Kenneth G. Block, Hedge 175 Associates, LLC
Applicant:	Curtis Holland, Polsinelli PC
Engineer:	Tom Smith, McClure Engineering
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>223.03± acres</u>	Existing Zoning:	<u>MP-2, BP, CP-2</u>
Building Area:	<u>M-2: 3,241,571 square feet</u> <u>BP: 357,705 square feet</u>	Proposed Zoning:	<u>M-2 (General Industrial)/BP (Business Park)</u>
Proposed M-2 Uses:	<u>Warehousing, Storage, Wholesale and Distribution Facility</u>	Proposed BP Uses:	<u>Office/Retail/Wholesale Showroom/Flex Space</u>
	Plat:		<u>Unplatted</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Industrial Area/Employment Area/ Neighborhood Commercial	Vacant/AG	MP-2/BP/CP-2	BP – 5 M-2 – 6	Commercial/Retail Industrial Buildings
North	Industrial Area	Vacant/AG	CTY RUR	-	-
South	Employment Area	Vacant/AG	CTY RUR	-	-

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
East	Industrial Area/Employment Area	Vacant/AG	CTY RUR	-	-
West	Agricultural	Vacant/AG	CTY RUR	-	-

1. **Proposal:**

The applicant is requesting a rezoning from the MP-2 (Planned General Industrial) District, BP (Business Park) and CP-2 (Planned Community Center) District to M-2 (General Industrial) and BP Districts for approximately 223.03± acres. The rezoning request is accompanied by a revised preliminary site development plan. The project consists of three warehousing/distribution buildings in the M-2 District ranging from 994,631 square feet to 1,123,470 square feet, and three office/commercial/flex space buildings in the BP District ranging from 77,381 square feet to 199,578 square feet. The total square feet of gross building area on site is 3,599,276 square feet.

2. **Site History:**

The property is currently vacant and is not platted. The site was originally annexed and rezoned in 2008 (RZ-08-024, RZ-08-025, and RZ-08-026), from CTY RUR to CP-2, BP, and MP-2.

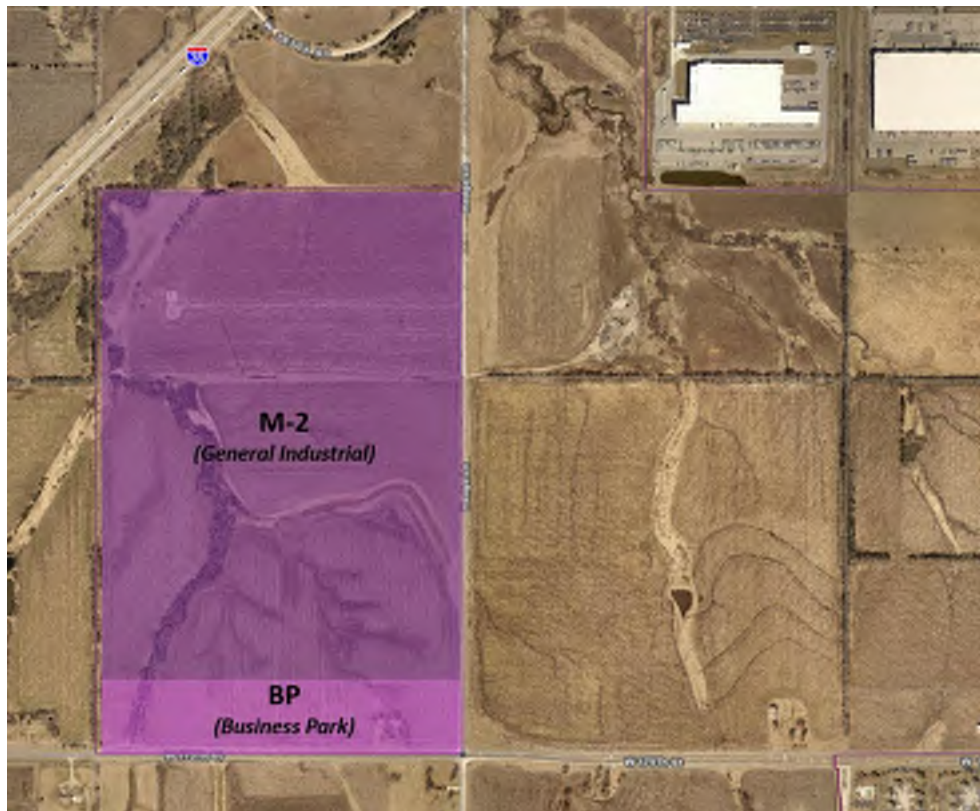
A revised preliminary development plan was approved in 2014 to accommodate larger bulk/distribution buildings in the MP-2 district. Another revised preliminary development plan was approved in 2015 (PR15-0031) to accommodate additional changes to building square footage and site layout. The current application is an approximately 10% increase in overall site square footage.

Area surrounding the site is currently undeveloped and unincorporated land located in the county, but is designated as a mix of industrial, employment area, and neighborhood commercial center on the PlanOlathe Future Land Use Map.

The applicant proposes the following changes from the approved 2015 preliminary plan to the current application:

- Eliminate the CP-2 District along W. 175th Street and rezone to the BP District to introduce a mix of flex warehouse, office and commercial uses.
- Reduce the number of buildings within the BP District from four buildings to three buildings.
- Increase the total area of General Industrial (M-2) zoning from 137.39 acres to 167.12 acres.
- Reduce the number of warehouse/wholesale buildings within the M-2 District from eight buildings to three larger buildings.

RZ20-0011
December 14, 2020
Page 3



Site Aerial with requested zoning



View from S. Hedge Lane, looking northwest

3. Public Notification:

The applicant mailed the required certified public notification to property owners within 1,000 feet of the project site, as the area surrounding the site is currently unincorporated land within Johnson County. Per the UDO, the application was not required to hold a neighborhood meeting as there is no residential development within the notification area.

The City has not received any correspondence regarding this application.

4. Zoning Requirements:

- a. **Land Use** – The applicant is seeking a change of zoning of the entire site to the M-2 District and the BP District in order to eliminate the CP-2 District that currently exists along W. 175th Street. The existing uses currently allowed on site within the industrial and business park districts will remain, while allowing business park uses closer to W. 175th Street. BP District uses include various commercial, retail, office and flex warehousing uses which are consistent with the PlanOlathe future land use map.
- b. **Building Height** – Building heights within the M-2 District are limited in height to 55 feet. The proposed warehouse/distribution buildings are 50 feet-6.5 inches tall at the highest point, meeting the requirements of the UDO. Buildings within the BP District are limited in height to 144 feet. The proposed commercial/flex space buildings are proposed to be 36 feet - 6 inches tall, meeting the requirements of the UDO.
- c. **Setbacks** – Table 1, below, lists the required setbacks for the M-2 and BP Districts and the proposed setbacks for the development.
- d. **District Size** – The minimum district size for the BP District is 25 acres. The proposed size of the property to be rezoned to the BP District is 26.45 acres, which is compliant with the UDO requirement for the BP District. The M-2 District does not have a minimum district size.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>M-2 (General Industrial) District</i>		
<i>Front Yard</i>	30 feet from property line	200 feet from property line
<i>Side Yard</i>	10 feet from property line	94 feet from property line
<i>Rear Yard</i>	10 feet from the property line	200 feet from property line
<i>Parking/Paving</i>	30 feet from right-of-way/10 feet from property line	30 feet from right-of-way/10 feet from property line

Table 1: Setbacks Continued	UDO Requirement (minimum)	Proposed Plan
<i>BP (Business Park District)</i>		
<i>Front Yard</i>	40 feet from arterial street right-of-way/15 feet from other street right-of-way	98 feet from property line
<i>Side Yard</i>	10 feet from property line	45 feet from property line
<i>Rear Yard</i>	10 feet from the property line	145 feet from property line
<i>Parking/Paving</i>	30 feet from right-of-way/10 feet from property line	30 feet from right-of-way/10 feet from property line

5. Development Requirements:

- a. **Access/Streets** – Access to the site is substantially the same as previously approved with application PR15-0031. A new public street, W. 171st Street, will extend from Hedge Lane to a future collector road to the west, Gleason Road, as previously approved. Multiple entrances into the M-2 District will be still be constructed from both Hedge Lane and Gleason Road.

A future driveway will provide access to the BP District from W. 175th Street in the center of the site, as previously approved. Additional access to the BP District will be provided from Hedge Lane at W. 174th Terrace on the eastern side of the site, and from future Gleason Road, on the western side of the site. West 174th Terrace is proposed to be a private drive and does not extend the width of the site, a change from the previously approved public street designation that extended from Hedge Lane to Gleason Road.

A revised Traffic Impact Study was submitted for the revised preliminary site development plan to account for the proposed changes to land use. There was no change in recommended public street improvements based on the proposed changes to the development plan.

The construction of Hedge Lane street improvements will be approved prior to any building permits being approved for this rezoning. Roadway improvements are being discussed as part of a Benefit District for the area.

- b. **Parking** – The preliminary site plan identifies parking spaces for cars and trailers on the industrial lots. According to the UDO, a parking analysis is required for warehousing and distribution facilities; these will be provided with the final site development plans to determine required parking for individual buildings within the M-2 District.

Parking within the BP District exceeds minimum requirements established in the UDO for flex spaces and other similar uses at a ratio of one space per 800 square feet of building area.

The final site development plans shall identify accessible parking and comply with ADA requirements. Photometric plans for parking lot lighting must also be submitted in accordance with UDO requirements.

- b. **Landscaping** – The applicant provided a preliminary landscape plan which meets the requirements of the UDO. Foundation plantings are provided on facades that do not contain dock doors, and areas that front upon the parking lots, as required by the UDO. Additional landscape buffers are required along rights-of-way and are provided in areas adjacent to roadways, with a 4 foot tall berm accented with evergreen and deciduous trees along W. 175th Street and Hedge Lane. Parking lot trees are provided within landscape islands throughout the site.

Large areas of native wooded vegetation exist on the site and per Chapter 18.30.240 of the UDO, a minimum of 20% of the contiguous tree canopy must be preserved. The applicant is exceeding this requirement by preserving 25% of the onsite tree canopy.

- c. **Public Utilities** – The site is located within the City of Olathe sewer and Johnson County Water District #1 service areas. The proposed development will require sanitary sewer main extensions.
- d. **Stormwater/Detention** – The site contains an existing drainage way and large areas of native vegetation. A large area of stormwater detention is proposed at the northwest corner of the site, within Tract A, which will be dedicated as a conservation easement. This site is subject to all Title 17 requirements, and all State and Federal permits must be submitted with the Final Development Plan. A Flood Plain Development Permit will be required prior to approval of the Final Plat.

6. Site Design Standards:

The majority of the site is designated as Industrial Area on the PlanOlathe Comprehensive Plan Future Land Use Map and is therefore subject to **Site Design Category 6** (UDO 18.15.130). **Table 2** below provides an analysis of the site design requirements.

Table 2. Site Design (Category 6)	Design Requirements
<i>Parking Pod Size</i>	<i>Maximum of 320 parking stalls per pod</i> The maximum number of stalls provided in a parking pod on site is 292 stalls. The proposed plan does not exceed the maximum number of parking stalls per parking pod.

<i>Drainage Features</i>	<p><i>Open drainage and detention areas visible to the public shall be designed as an attractive amenity</i></p> <p>Detention basins are being constructed at the northwest corner of the site, away from view of the public. Some of the area surrounding the basins will be retained as native wooded area and a walking trail will be incorporated around the basins as an amenity feature.</p>
<i>Increased Setback</i>	<p><i>Buildings must be set back at least 50 feet from an adjoining arterial street</i></p> <p>The M-2 District buildings are setback more than 100 feet from the Hedge Lane right-of-way, meeting this requirement.</p>
<i>Perimeter Landscaping</i>	<p><i>A landscaped area of at least 20 feet between the sidewalk edge and a fence including posts, columns, and/or pedestrian gateways</i></p> <p>The applicant is requesting a waiver from this requirement, but proposes to include 4 foot berms with landscaping in lieu of the required fence or wall (See <i>Section 8, Waivers</i>).</p>

The southern portion of the site is designated as Employment Area and Neighborhood Commercial Center on the Plan Olathe Future Land Use Map. The proposed development is subject to **Site Design Category 5** (UDO 18.15.125). **Table 3** below provides an analysis of the site design requirements.

Table 3. Site Design (Category 5)	<p>Design Requirements</p> <p>Proposed Design</p>
<i>Parking Pod Size</i>	<p><i>Maximum of 160 parking stalls per pod</i></p> <p>The maximum number of stalls provided in a parking pod on site is 120. The proposed plan does not exceed the maximum number of parking stalls per parking pod.</p>
<i>Pedestrian Connections</i>	<p><i>Pedestrian connections between buildings on site and to the public sidewalk</i></p> <p>Pedestrian connections are provided from the BP buildings to Hedge Lane on the east, to an eight-foot trail along Gleason Road to the west, and along Dunraven Drive to provide a connection to future sidewalks along W. 175th Street.</p>
<i>Drainage Features</i>	<p><i>Open drainage and detention areas visible to the public shall be designed as an attractive amenity</i></p> <p>No open detention basins are located within the BP District.</p>
<i>Increased Setback</i>	<p><i>Buildings must be set back at least 40 feet from an adjoining arterial street</i></p> <p>The BP District buildings are setback approximately 98 feet from the W. 175th Street right-of-way and 100 feet from Hedge Lane, meeting</p>

	this requirement.
<i>Perimeter Landscaping</i>	<p><i>A landscaped area of at least fifteen 15 feet between the sidewalk edge and a fence including posts, columns, and/or pedestrian gateways</i></p> <p>The applicant is requesting a waiver from this requirement, but proposes to include 4 foot berms with landscaping in lieu of the required fence or wall (see <i>Section 8. Waivers</i> below).</p>

7. Building Design Standards:

Buildings within the M-2 District are subject to building design standards for **Industrial Buildings** (UDO 18.15.020.G.10). **Table 4**, below, lists the requirements of the UDO, and the elements of the proposed design which meet these requirements.

Table 4: Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Entries wrap the corners of the eastern and western façades of the M-2 District buildings and are defined with façade projections and steel canopies.</p>
<i>Garage Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>No garage doors face a local or collector street, meeting the requirements of the UDO.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 100 linear feet of the façade.</i></p> <p>Variation in roof form is provided through roof pitch which has a gradual rise to the center of the building, and through changes in parapet height which rise towards the center of the building. These elements are provided every 80-90 feet of the façade, meeting UDO requirements.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 100 linear feet of the façade.</i></p> <p>Wall offsets are provided every 80-90 feet of the façade along the primary facade, meeting UDO requirements.</p>

Buildings within the BP District are subject to building design standards for **Commercial and Retail Buildings** (UDO 18.15.020.G.7). **Table 5**, below, lists the requirements of the UDO, and the elements of the proposed design which meet these requirements.

Table 5: Building Design Standards	Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Entries of buildings and are defined with a metal projecting canopy painted with an accent color to compliment the building, meeting the requirements of the UDO.</p>
<i>Garage Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>No garage doors face a local or collector street, meeting the requirements of the UDO. Additional screening of garage doors is provided in the form of screen walls located on the north ends of the BP building to provide screening from the eastern and western vantage points.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></p> <p>The parapet heights of primary facades change by a minimum of 2 feet at entry locations and incorporate an angled roofline to create visual interest, meeting the requirements of the UDO.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></p> <p>Wall offsets and wall notches are provided every 50 linear feet, which serve to designate individual tenant locations across the façade, meeting the requirements of the UDO.</p>
<i>Façade Expression</i>	<p><i>Primary facades must incorporate an expression technique such as an expression line, change in material, awning or canopy, or ornamental cornice.</i></p> <p>Primary facades include materials change between lower and upper floors by incorporating glass storefronts along all primary facades for the length of the building.</p>

Proposed Building Materials

The buildings in both the M-2 and BP Districts are proposed to be constructed of tilt-up concrete panels with reveals and textured paint in varying shades of tan, with red accents (Class 2 material). Glass is used on all primary facades, located on the first floor of the BP District buildings and around building entrances and office locations of the M-2 District buildings. Windows are also incorporated as an upper clerestory above dock doors and on long wall expanses of the industrial buildings. The primary roof is proposed to be a flat roof, and rooftop mechanical units will be fully screened by the parapet or individual screens compatible with the building architecture.

- a. **Commercial and Retail Buildings** – The primary facades of Commercial and Retail buildings are required to incorporate a combination of three materials from Class 1 and Class 2 on no less than 80% of the façade, and 50% on secondary facades. At least

25% glass is required on the first floor of primary facades. In lieu of this requirement, the applicant is requesting to utilize two materials from Class 1 and Class 2 for all façades – textured concrete panels (Class 2) and clear glass on approximately 54% of the façade. More information on this waiver request is provided below in Section 8 of this report.

- b. **Industrial Buildings** – The primary facades of Industrial buildings are required to incorporate a combination of two materials from Class 1 and Class 2 on 75% of the façade, and 40% of secondary facades. Primary facades must include 15% clear glass on the first floor. The applicant proposes all Class 1 and Class 2 materials on primary facades and 37% clear glass.

8. Waiver Requests:

- a. The applicant is requesting a waiver from UDO 18.15.020.G.7 pertaining to the number of Class 1 and Class 2 materials required on the façades of commercial or retail buildings.

Per Section 18.40.240 of the UDO, waivers can be granted if certain criteria are met. According to the applicant's waiver request (see attached) the applicant provides that the textured tilt-up concrete panels with a four color paint scheme, vertical and horizontal articulation and steel canopies at building entrances provide the desired effect of the use of three materials required by the UDO. There are no planned residential uses in the corridor, and no anticipated impacts to adjoining landowners (see waiver request letter).

Upon review, staff finds that criteria for seeking a waiver have been met and staff is supportive of this waiver request as presented. The applicant is providing twice the amount of glass required on the first floor of the BP District buildings which is a Class 1 material. In addition, under this requested design, the applicant is intending to match the look and type of construction of the M-2 District buildings to the north, in order to create one cohesive development.

- b. The applicant is also requesting a waiver from UDO 18.15.125 and 18.15.130 for Site Design Categories 5 and 6 pertaining to perimeter landscaping along arterial roadways. The UDO requires arterial street landscape frontages to be 40 and 50 feet in width respectively, or to be a minimum of 15 and 20 feet in width, respectively, with a fence or a wall.

Per Section 18.40.240 of the UDO, waivers can be granted if certain criteria are met. The applicant has submitted a waiver request which has been included in the Planning Commission packet. The applicant proposes to provide a 30-foot landscape buffer along Hedge Lane and W. 175th Street with a four-foot berm and plantings. The applicant states that berms are visually superior and provide significant screening to adjacent properties (see waiver request letter).

Upon review, staff finds that all criteria for seeking a waiver have been met and Staff is supportive of this waiver request as presented. The proposed landscape berm will provide greater screening from the large scale buildings than a fence or a wall. The site has over 6,400 lineal feet of arterial street frontage along W. 175th Street and Hedge Lane, and providing a berm will create a softer appeal than a fence or wall for that great of a distance.

9. Comprehensive Plan Analysis

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as “Industrial Area”, “Employment Area”, and “Neighborhood Commercial Center.” The proposed M-2 District is consistent with the Industrial designation of the future land use map, and the BP District is consistent with the Employment Area designation. The BP District permits uses such as office parks, multi-tenant professional offices, and other light industrial uses.

The applicant is also rezoning the CP-2 portion of the site to the BP District along W. 175th Street. While this change does not directly align with the future land use map, staff is supportive of the rezoning because the BP district still supports a number of commercial uses, and traditional commercial uses have not previously been marketable on this site. The BP District is more compatible with the M-2 District to the north and with the existing industrial land uses located both north and east of the site. Directly across W. 175th Street to the south is undeveloped land also designated as Employment Area and consistent with the proposed BP District.

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 PlanOlathe Comprehensive Plan designates the majority of the subject property as Industrial Area and Employment Area, and the southeast corner of the property for Neighborhood Commercial Center. The property is currently zoned MP-2, BP, and CP-2. The proposed rezoning to the M-2 and BP Districts would allow for uses consistent with these existing land use designations while allowing Flex Office/Warehousing and light industrial uses to be located along W. 175th Street. Some commercial and retail type uses are also allowed within the BP District. The proposed uses are identified to be in conformance with the following Comprehensive Plan policies:

- **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 district 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 area surrounding this site is predominantly vacant land used for agricultural purposes. The properties surrounding the site are located within the unincorporated areas of Johnson County and do not have City of Olathe zoning. The area south of this property, and south of the W. 175th Street right-of-way, is also unincorporated. The scale and style of the proposed buildings is similar to the existing distribution buildings located on 167th Street which include tenants such as FedEx and Bushnell Products.

Approximately ½ mile from the proposed development is the Nottingham Creek subdivision located at the southwest corner of W. 175th Street and Lone Elm Road. This development consists entirely of single-family homes and is accessed from both Lone Elm Road and W. 175th Street. The future land use map identifies property south of W. 175th Street as an Employment Area, and utilizes greenways to transition to Conventional Neighborhoods.

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.

Properties surrounding the site are largely undeveloped and are zoned County Rural for agricultural related uses. A landscaping company is located southwest of the site across W. 175th Street. The subject property is of similar scale and use as the existing industrial buildings to the north within Lone Elm Commerce Center.

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

The existing site is currently zoned for industrial, business park, and commercial uses under the MP-2, BP, and CP-2 Districts. The applicant is rezoning the industrial and business park portions of the site to equivalent zoning districts under the current UDO in order to establish one zoning ordinance, while eliminating the CP-2 commercial district from the site. A number of commercial uses are allowed by right within the BP District, including restaurants, furniture stores, office supply and the like, which may be more marketable than the traditional commercial uses currently established at this location. The BP District also provides a transition to higher intensity industrial uses proposed to the north.

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

The subject property was annexed and rezoned from CTY RUR to CP-2, BP, and MP-2 in 2008 (RZ-08-024, RZ-08-025, and RZ-08-026) and the 223-acre subject property has remained vacant since that time. The property is not platted and large portions of the surrounding area also remain undeveloped.

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

The proposed development will have an impact on noise, aesthetics, traffic, lighting, and other characteristics of the surrounding area, which are consistent with the nature of industrial and business park uses. However, these impacts are taken into account through the minimum site design requirements established in the UDO. Noise, lighting, and aesthetics are being addressed through appropriate site design and architecture.

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

Approval of the rezoning and amended preliminary development plan is not anticipated to have a negative effect on surrounding property values, which are also planned for industrial and employment type uses. The proposed rezoning is consistent with the zoning districts currently established on site and the land uses established in PlanOlathe.

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.

Road improvements are required with future development of this area. Additional right-of-way was dedicated for S. Hedge Lane and W. 175th Street. Roadway improvements for these arterial streets, as well as the future construction of 171st Street and Gleason Road will be determined as part of a benefit district for the area.

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

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. The site has a considerable amount of mature wooded area; the applicant proposes to save 25% of the existing vegetation at the northwest corner of the site.

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

Industrial warehousing can add value to the community through supporting a strong and diversified economy and an expanded employment base, among many other impacts. The proposed development should provide employment opportunities and tax revenues for the City. Employment opportunities and sales tax revenue will be provided as a result of both the proposed commercial and industrial activities and assessed valuations of the property will increase due to the improvements, which will increase property tax revenues.

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

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the rezoning were denied, a portion of the site could not be developed for warehousing use and the smaller portion along W. 175th Street could not be developed as a mix of commercial and flex space, causing a hardship for the property owner. City staff and the applicant agree the rezoning offers more developable land area for the proposed industrial use and offers consistency with surrounding properties as designated on the future land use map.

10. Staff Recommendation:

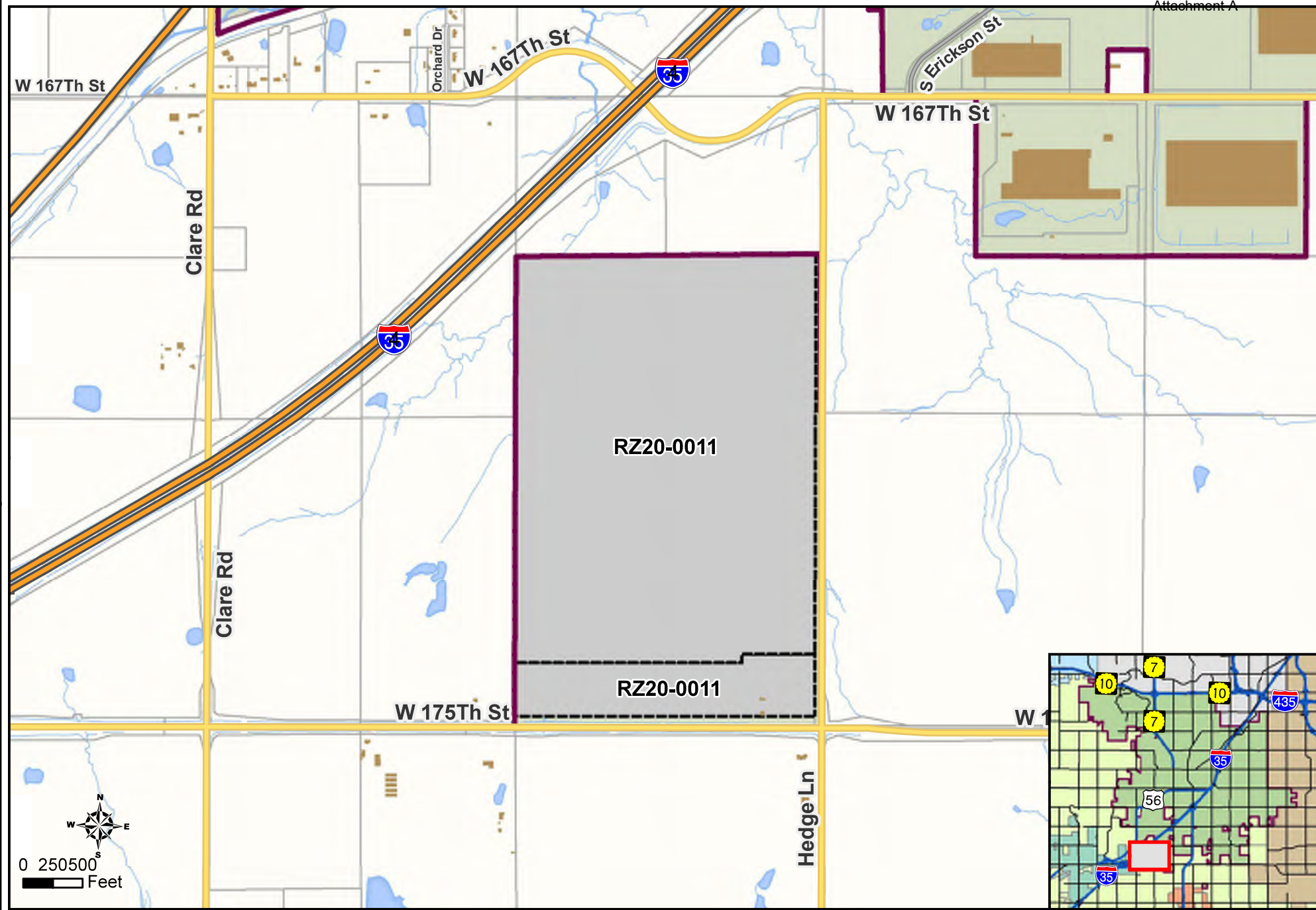
A. Staff recommends approval of RZ20-0011 for the following reasons:

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

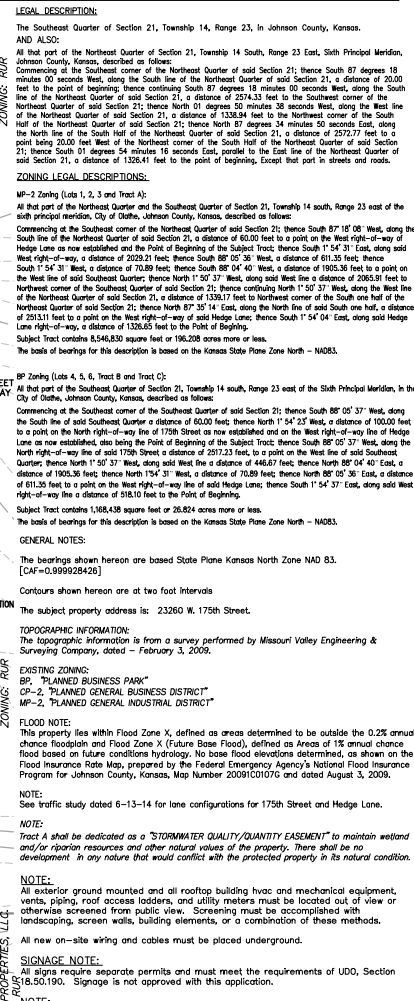
Principle LUCC-6: Discourage Sprawl. “Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.”

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

2. The requested rezoning to M-2 and BP Districts meet the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the M-2 and BP Districts as presented with no stipulations.
- C. Staff recommends approval of the preliminary development plan with the following stipulations:
1. A waiver from UDO 18.15.020.G.7 to allow two Class 1 and Class 2 materials on primary and secondary facades in the BP District in lieu of three Class 1 and Class 2 materials is approved as shown on the architectural elevations.
 2. A waiver from UDO 18.15.125 and 18.15.130 for Site Design Categories 5 and 6 to allow a 4 foot berm with 30 foot buffer in lieu of fences or walls within the landscaped areas adjacent to S. Hedge Lane and W. 175th Street is approved as shown on the landscape plan
 3. A final site development plan must be approved and final plat recorded prior to building permit submittal.
 4. Per UDO 18.30.160-2, a parking analysis for the M-2 District will be required at the time of Final Development Plan.
 5. If a gate is installed on-site, additional on-site queueing at a rate approved by the City Engineer will be required.
 6. A City of Olathe floodplain development permit will be required prior to approval of a final plat.
 7. All applicable requirements of City of Olathe Title 17 must be addressed and are the responsibility of the applicant prior to issuance of building permits.
 8. Any State and Federal approvals regarding stormwater are the responsibility of the applicant and must be obtained in writing and submitted to the City at the time of Final Development Plan.
 9. At the time of Final Site Development Plan, code requirements for fire service features regarding buildings, structures, and premises shall be met including, but not limited to, remoteness requirements for two required fire apparatus access roads per 2018 IFC, Appendix D, Sections D104.2 and D104.3.



175TH STREET COMMERCE CENTER
RZ20-0011



LEGEND		SEWER GRADING NOTE:	
—	PROPERTY/LOT LINE	The proposed landscape berm grading shall be a maximum of 3:1 slopes.	
—	PROPOSED WATER MAIN	BENCHMARK: ELEV.=1042.06	
—	EXISTING WATER MAIN	BM 661	
—	PROPOSED SANITARY LINE	BERNSTEIN ALUMINUM DISK STAMPED BM 661 ON THE	
—	EXISTING SANITARY SEWER	NORTHWEST CORNER OF HEADWALL FOR RCR APPROX. 2,347	
—	PROPOSED PRIVATE STORM SEWER LINE	FEET WEST AND 37 FEET NORTH OF THE SOUTHEAST CORNER	
—	PROPOSED PUBLIC STORM SEWER LINE	OF SECTION 21, SAID CORNER LOCATED AT THE INTERSECTION	
—	PROPOSED UNDERGROUND ELEC.	OF 175TH STREET AND HEDGE LANE.	
—	GAS MAIN	OWNER	
—	OVERHEAD POWER LINES	HEDGE 175 ASSOCIATES, LLC	

DATE	
06.13.14	
DRAWN BY	
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REVISIONS	
07,14,14	1
11,14,14	2
08,28,15	3
04,12,16	4
09,18,20	5
10,15,20	6

G-SHEET NUMBER
C1-2
 DRAWING TYPE
 EXISTING SITE TOPOGRAPHIC PLAN
 QAD FILE
 PLT Master Plan 9-10-2010
 PROJECT NUMBER



alan johnson design, llc
700 w. 47th st., #200
kansas city, missouri 64112
w. 816.412.8455
a.johnson@alanjohnsondesign.com

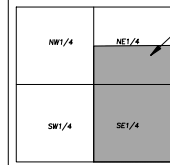
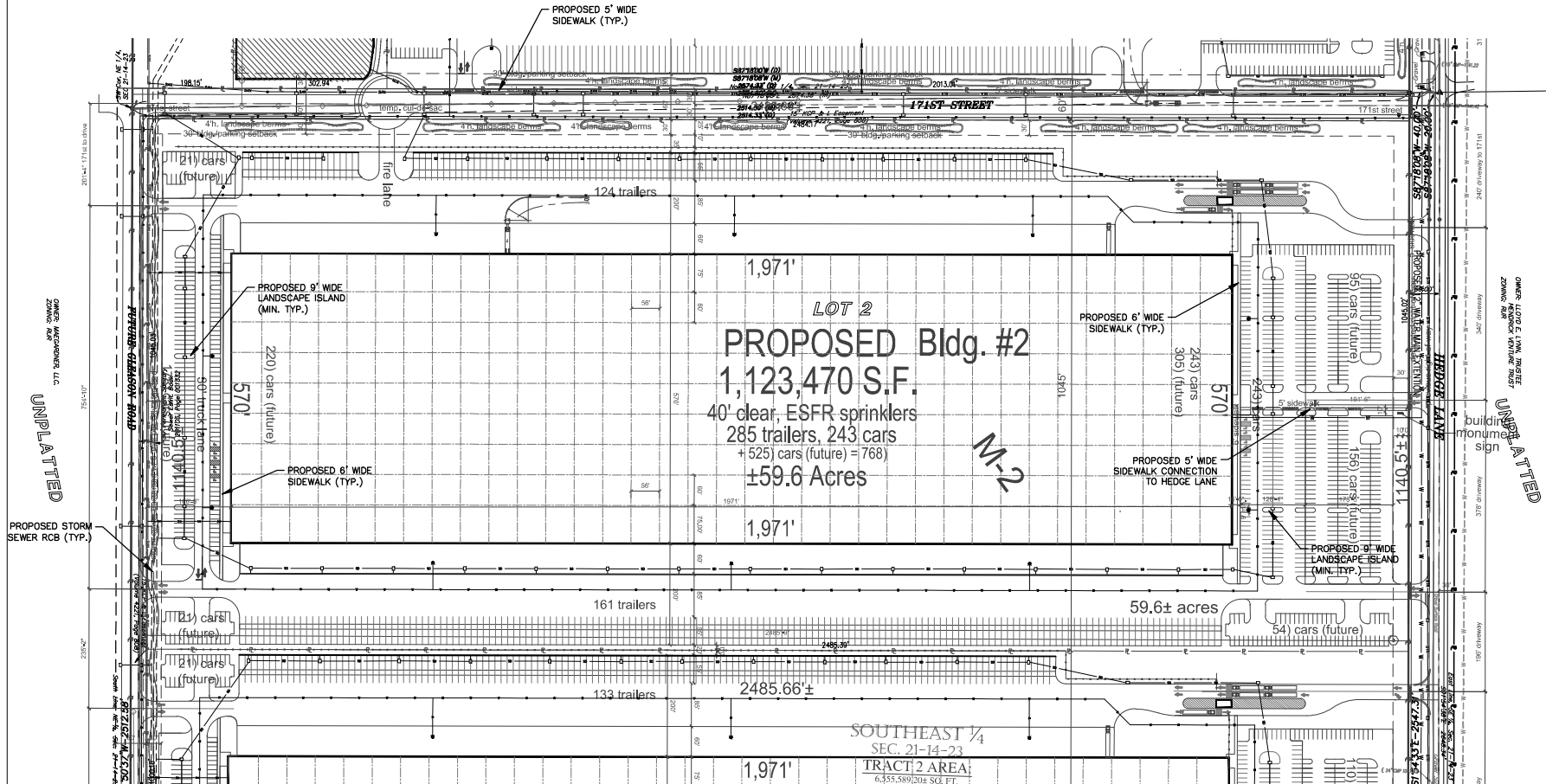
CMC ENGINEER
ANGELURE
11031 Strang Line Road
Lenexa, KS 66215
913.888.7800
architecture
interiors
planning
consulting



a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP and MP-2 development
175th & Hedge Lane Olathe, Kansas

DATE	06.13.14
DRAWN BY	ajv
CHECKED BY	ajd
REVISIONS	
	07.14.14 1
	11.14.14 2
	08.28.15 3
	04.12.16 4
	09.18.20 5
	10.15.20 6

SHEET NUMBER
C1-3
DRAWING TYPE
LOT 1, PRELIM. SITE ENLARGEMENT PLAN
CAD FILE
TPA Master Plan 9-10-20
PROJECT NUMBER
14062-C



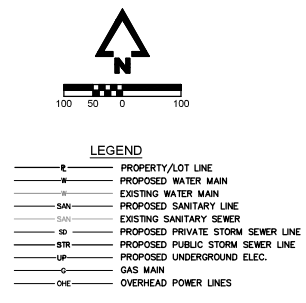
GENERAL NOTES:
The bearings shown hereon are based State Plane Kansas North Zone NAD 83. [CAF=0.999928426]
TOPOGRAPHIC INFORMATION:
The topographic information is from a survey performed by Missouri Valley Engineering & Surveying Company, dated - February 3, 2009.
FLOOD NOTE:
This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and Flood Zone X (Future Base Flood), defined as Areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Johnson County, Kansas, Map Number 2009IC01070 and dated August 3, 2009.
NOTE:
Tract A shall be dedicated as a "STORMWATER QUALITY/QUANTITY EASEMENT" to maintain wetland and/or riparian resources and other natural values of the property. There shall be no development in any nature that would conflict with the protected property in its natural condition.
NOTE:
All exterior ground mounted and all rooftop building hvac and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
All new on-site wiring and cables must be placed underground.

ZONING LEGAL DESCRIPTIONS:
MP-2 Zoning (Lots 1, 2, 3 and Tract A):
All that part of the Northeast Quarter and the Southeast Quarter of Section 21, Township 14 south, Range 23 east of the sixth principal meridian, City of Olathe, Johnson County, Kansas, described as follows:
Commencing at the Southeast corner of the Northeast Quarter of said Section 21; thence South 87° 18' 08" West, along the South line of the Northeast Quarter of said Section 21, a distance of 60.00 feet to a point on the West right-of-way of Hedge Lane as now established and the Point of Beginning of the Subject Tract; thence South 1° 54' 31" East, along said West right-of-way, a distance of 2029.21 feet; thence South 88° 05' 36" West, a distance of 811.35 feet; thence South 1° 54' 31" West, a distance of 70.89 feet; thence South 88° 04' 40" West, a distance of 1905.36 feet to a point on the West line of said Southeast Quarter; thence North 1° 50' 37" West, along said West line a distance of 2029.91 feet to Northwest corner of said Section 21; thence continuing North 1° 50' 37" West, along the West line of the Northeast Quarter of said Section 21, a distance of 1338.17 feet to Northwest corner of the South one half of the Northeast Quarter of said Section 21; thence North 87° 20' 14" East, along the North line of said South one half, a distance of 293.11 feet to a point on the West right-of-way of said Hedge Lane; thence South 1° 54' 04" East, along said Hedge Lane right-of-way, a distance of 1326.65 feet to the Point of Beginning.
Subject Tract contains 5,546,830 square feet or 126.308 acres more or less.
The basis of bearings for this description is based on the Kansas State Plane Zone North - NAD83.

SIGNAGE NOTE:
All signs require separate permits and must meet the requirements of UDO, Section 18.50.190. Signage is not approved with this application.

NOTE:
A photometric study must be submitted at the time of the Final Plan.

BERM GRADING NOTE:
The proposed landscape berm grading shall be a maximum of 3:1 slopes.



BENCHMARK:
BM - 661
BERNSTEIN ALUMINUM DISK STAMPED BM 661 ON THE NORTHWEST CORNER OF HEADWALL FOR RCB APPROX. 2,347 FEET WEST AND 37 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 21, SAID CORNER LOCATED AT THE INTERSECTION OF 175TH STREET AND HEDGE LANE.

OWNER
HEDGE 175 ASSOCIATES, LLC
700 W. 47TH STREET, SUITE 200
KANSAS CITY, MISSOURI 64112
ATTN: KENNETH BLOCK
PHONE: (816) 932-5511
FAX: (816) 932-5510
EMAIL: KBLOCK@BLOCKLLC.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 888-7800
FAX: (913) 888-7869
EMAIL: TOM.SMITH@MCCRESULTS.COM





alan johnson design, llc
700 w. 47th st., #200
kansas city, missouri 64112
w 816.412.8455
a.johnson@alanjohnsondesign.com



TPA GROUP
11031 Strang Line Road
Lenexa, KS 66215
913.888.7800
architecture
interiors
planning
consulting

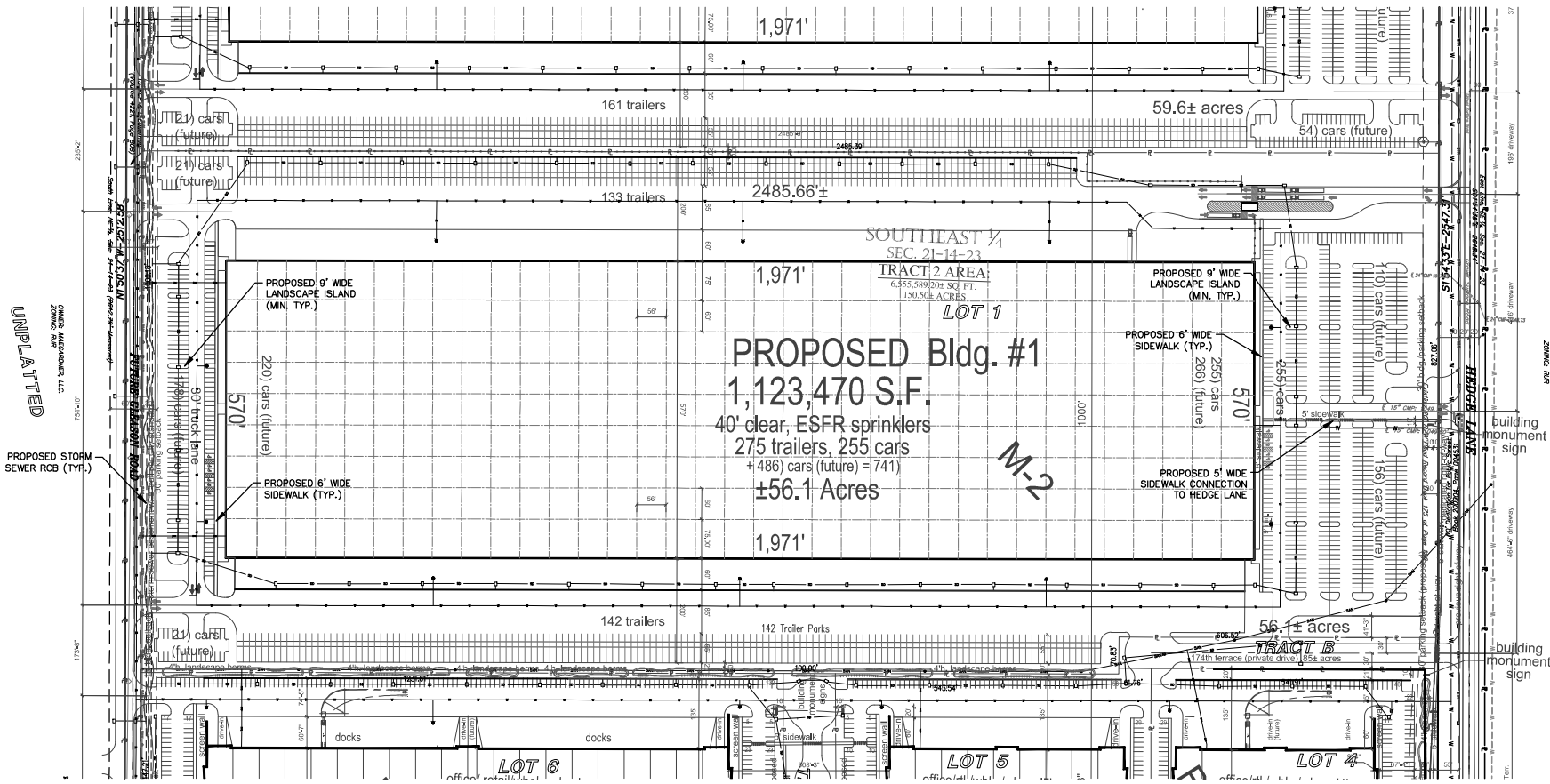


a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP and MP-2 development
175th & Hedge Lane Olathe, Kansas

DATE 06.13.14
DRAWN BY ajw
CHECKED BY ajd
REVISIONS

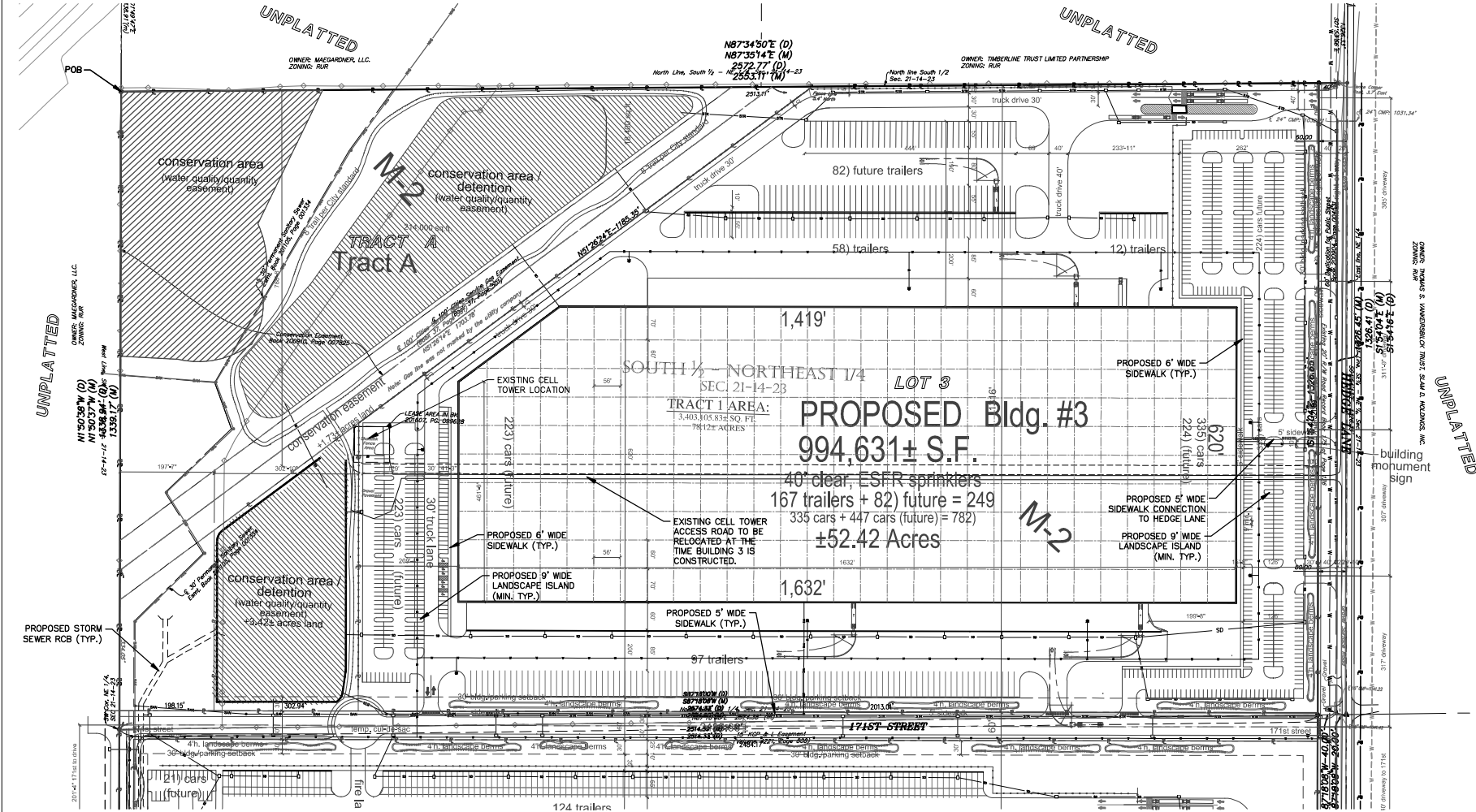
NO.	DATE	DESCRIPTION
07.14.14	1	
11.14.14	2	
08.28.15	3	
04.12.16	4	
09.18.20	5	
10.15.20	6	

C1-4
DRAWING TYPE
LOT 2, PRELIM. SITE ENGAGEMENT PLAN
CAD FILE
TMA Master Plan 9-10-20
PROJECT NUMBER
14062-C



UNPLATTED
OWNER: MACROBANK, LLC
200% ROR

UNPLATTED
OWNER: LOT 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 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1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 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1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094



GENERAL NOTES:

The bearings shown hereon are based State Plane Kansas North Zone NAD 83. [CAF=0.999928426]

TOPOGRAPHIC INFORMATION:

The topographic information is from a survey performed by Missouri Valley Engineering & Surveying Company, dated - February 3, 2009.

FLOOD NOTE:

This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and Flood Zone X (Future Base Flood), defined as Areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Johnson County, Kansas, Map Number 2009010107G and dated August 3, 2009.

NOTE:

Tract A shall be dedicated as a "STORMWATER QUALITY/QUANTITY EASEMENT" to maintain wetland and/or riparian resources and other natural values of the property. There shall be no development. In any nature that would conflict with the protected property in its natural condition.

NOTE:

All exterior ground mounted and all rooftop building hvac and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.

NOTE:

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

VICINITY MAP
SEC. 21-14-23

ZONING LEGAL DESCRIPTIONS:

MP-2 Zoning (Lots 1, 2, 3 and Tract A):
All that part of the Northeast Quarter and the Southeast Quarter of Section 21, Township 14 South, Range 23 East of the sixth principal meridian, City of Olathe, Johnson County, Kansas, described as follows:
Commencing at the Southeast corner of the Northeast Quarter of said Section 21; thence South 87° 15' 08" West, along the South line of the Northeast Quarter of said Section 21, a distance of 60.00 feet to a point on the West right-of-way of Hedge Lane as now established and the Point of Beginning of the Subject Tract; thence South 1° 54' 31" East, along said West right-of-way, a distance of 2029.21 feet; thence South 88° 05' 36" West, a distance of 611.35 feet; thence South 1° 54' 31" West, a distance of 70.89 feet; thence South 88° 04' 40" West, a distance of 1905.30 feet to a point on the West line of said Southeast Quarter; thence North 1° 50' 37" West, along said West line a distance of 2055.01 feet to the Northeast corner of the Southeast Quarter of said Section 21; thence continuing North 1° 50' 37" West, along the West line of the Northeast Quarter of said Section 21, a distance of 1393.17 feet to the Northeast corner of the South one half of the Northeast Quarter of said Section 21; thence North 87° 35' 14" East, along the North line of said South one half, a distance of 291.31 feet to a point on the West right-of-way of said Hedge Lane; thence South 1° 54' 04" East, along said Hedge Lane right-of-way, a distance of 1306.65 feet to the Point of Beginning.
Subject Tract contains 8,546,830 square feet or 196,308 acres more or less.
The basis of bearings for this description is based on the Kansas State Plane Zone North - NAD83.

SIGNAGE NOTE:

All signs require separate permits and must meet the requirements of UDO, Section 18.50.180. Signage is not approved with this application.

NOTE:

A photometric study must be submitted at the time of the Final Plan.

BERM GRADING NOTE:

The proposed landscape berm grading shall be a maximum of 3:1 slopes.

LEGEND

- P — PROPERTY/LOT LINE
- W — PROPOSED WATER MAIN
- S — EXISTING WATER MAIN
- SAN — PROPOSED SANITARY LINE
- SAN — EXISTING SANITARY SEWER
- SD — PROPOSED PRIVATE STORM SEWER LINE
- STR — PROPOSED PUBLIC STORM SEWER LINE
- UP — PROPOSED UNDERGROUND ELEC.
- G — GAS MAIN
- OHE — OVERHEAD POWER LINES

BENCHMARK:
BM - 661
BERNSTEIN ALUMINUM DISK STAMPED BM 661 ON THE NORTHWEST CORNER OF HEADWALL FOR RCB APPROX. 2.347 FEET WEST AND 37 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, SAID CORNER LOCATED AT THE INTERSECTION OF 175TH STREET AND HEDGE LANE.

OWNER
HEDGE 175 ASSOCIATES, LLC
700 W. 47TH STREET, SUITE 200
KANSAS CITY, MISSOURI 64112
ATTN: KENNETH BLOCK
PHONE: (816) 932-0511
FAX: (816) 932-0510
EMAIL: KBLOCK@BLOCKLLC.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
LENEXA, KANSAS 66215
ATTN: TOM SMITH
PHONE: (913) 889-7800
FAX: (913) 889-7868
EMAIL: TOM.SMITH@MCCRESULTS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	07.14.14	
2	11.14.14	
3	08.28.15	
4	04.12.16	
5	09.18.20	
6	10.15.20	

DATE
06.13.14

DRAWN BY
JWJ

CHECKED BY
ajd

REVISIONS

PROJECT NAME
C1-5

DRAWING TYPE
LOT 3, PRELIM, SITE ENLARGEMENT PLAN

CAD FILE
TPA Master Plan 9-10-20

PROJECT NUMBER
14062-C

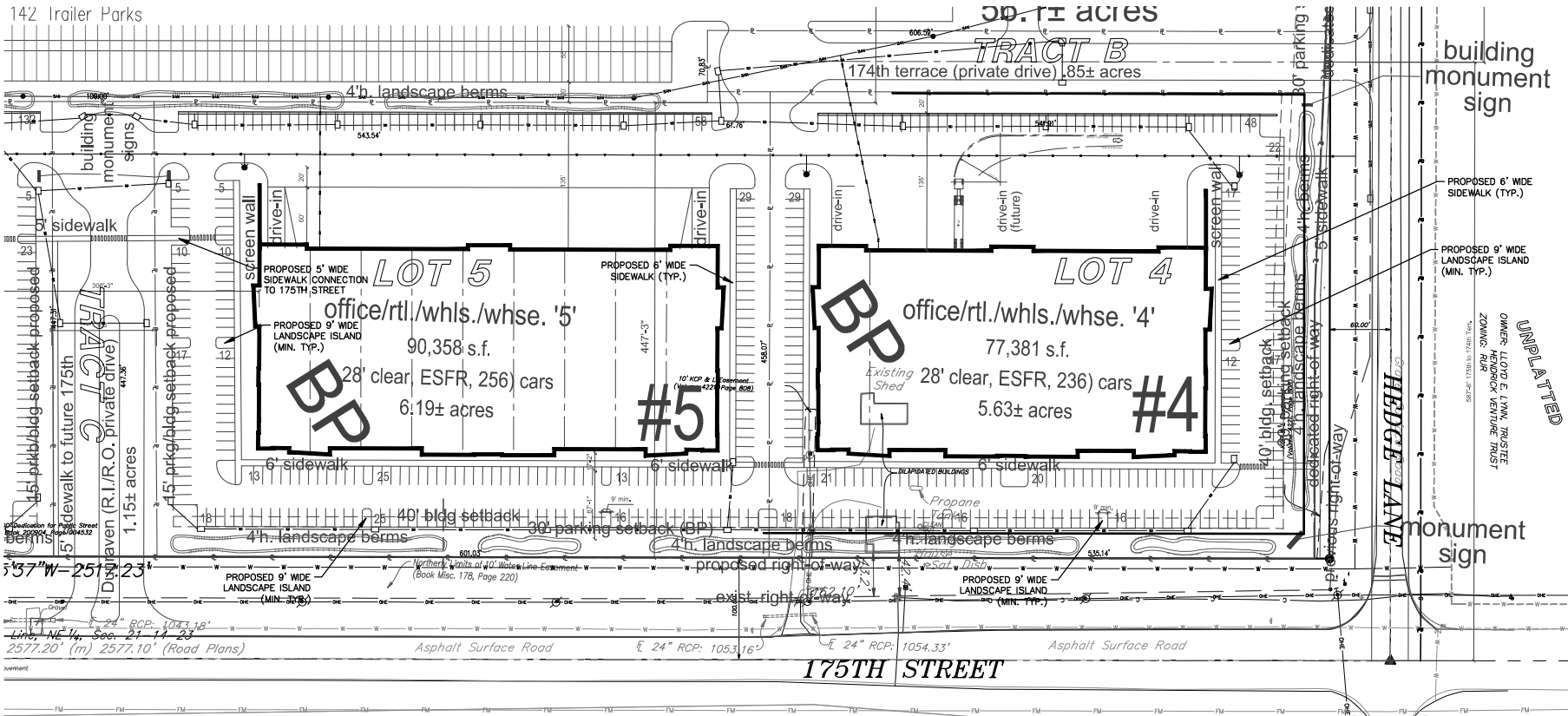
alan johnson design, llc
700 w. 47th st., #200
kansas city, missouri 64112
w. 816.412.0455
a.johnson@alanjohnsondesign.com

11031 Strang Line Road
Lenexa, KS 66215
913.889.7800
architecture
interiors
planning
consulting

TPAGROUP
BLOCK

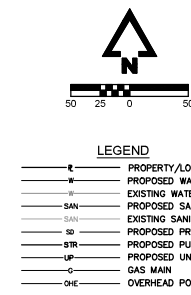
a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP and MP-2 development
175th & Hedge Lane Olathe, Kansas

142 Trailer Parks



GENERAL NOTES:
The bearings shown herein are based State Plane Kansas North Zone NAD 83. [CAF=0.999928426]
TOPOGRAPHIC INFORMATION:
The topographic information is from a survey performed by Missouri Valley Engineering & Surveying Company, dated - February 3, 2009.
FLOOD NOTE:
This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain and Flood Zone X (Future Base Flood), defined as Areas of 1% annual chance flood based on future conditions hydrology. No base flood elevations determined, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Johnson County, Kansas, Map Number 20091C0107G and dated August 3, 2009.
NOTE:
Tract A shall be dedicated as a "STORMWATER QUALITY/QUANTITY EASEMENT" to maintain wetland and/or riparian resources and other natural values of the property. There shall be no development in any nature that would conflict with the protected property in its natural condition.
NOTE:
All exterior ground mounted and all rooftop building hvac and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
All new on-site wiring and cables must be placed underground.

ZONING LEGAL DESCRIPTIONS:
BP Zoning (Lots 4, 5, 6, Tract B and Tract C):
All that part of the Southeast Quarter of Section 21, Township 14 south, Range 23 east of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas, described as follows:
Commencing at the Southeast corner of the Southeast Quarter of said Section 21; thence South 88° 05' 37" West, along the South line of said Southeast Quarter a distance of 60.00 feet; thence North 1° 54' 23" East, a distance of 100.00 feet to a point on the North right-of-way line of 175th Street as now established and on the West right-of-way line of Hedge Lane as now established, also being the Point of Beginning of the Subject Tract; thence South 88° 05' 37" West, along the North right-of-way line of said 175th Street a distance of 2517.23 feet, to a point on the West line of said Southeast Quarter; thence North 1° 50' 37" East, along said West line a distance of 448.67 feet; thence North 88° 04' 40" East, a distance of 100.36 feet; thence North 75° 47' 31" West, a distance of 70.09 feet; thence North 88° 05' 30" East, a distance of 611.35 feet to a point on the West right-of-way line of said Hedge Lane; thence South 1° 54' 37" East, along said West right-of-way line a distance of 518.10 feet to the Point of Beginning.
Subject Tract contains 1,068.438 square feet or 26.824 acres more or less.
The basis of bearings for this description is based on the Kansas State Plane Zone North - NAD83.
SIGNAGE NOTE:
All signs require separate permits and must meet the requirements of UDO, Section 18.50.190. Signage is not approved with this application.
NOTE:
A photometric study must be submitted at the time of the Final Plan.
BERM GRADING NOTE:
The proposed landscape berm grading shall be a maximum of 3:1 slopes.



BENCHMARK:
BM = 661
BERNSTEIN ALUMINUM DISK STAMPED BM 661 ON THE NORTHWEST CORNER OF HEAVENLY FOR RICH APPROX. 2,347 FEET WEST AND 37 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 21, SAID CORNER LOCATED AT THE INTERSECTION OF 175TH STREET AND HEDGE LANE.
OWNER:
HEDGE 175 ASSOCIATES, LLC
700 W. 47TH STREET, SUITE 200
LENEXA, KANSAS 66215
ATTN: KENNETH BLOCK
PHONE: (816) 932-5511
FAX: (816) 932-5510
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CIVIL ENGINEER:
McCLURE
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TPAGROUP
BLOCK

a revised preliminary plan & rezoning for:

175th St Commerce Centre

BP and MP-2 development
175th & Hedge Lane Olathe, Kansas

DATE: 06.13.14
DRAWN BY: ajw
CHECKED BY: ajd
REVISIONS:

NO.	DESCRIPTION	DATE
07.14.14	1	
11.14.14	2	
08.28.15	3	
04.12.16	4	
09.18.20	5	
10.15.20	6	

SHEET NUMBER

C1-6

DRAWING TYPE
LOT 4 & 5 PRELIM. SITE ENLARGEMENT PLAN
CAD FILE
TPA Master Plan 9-10-20
PROJECT NUMBER
14062-C

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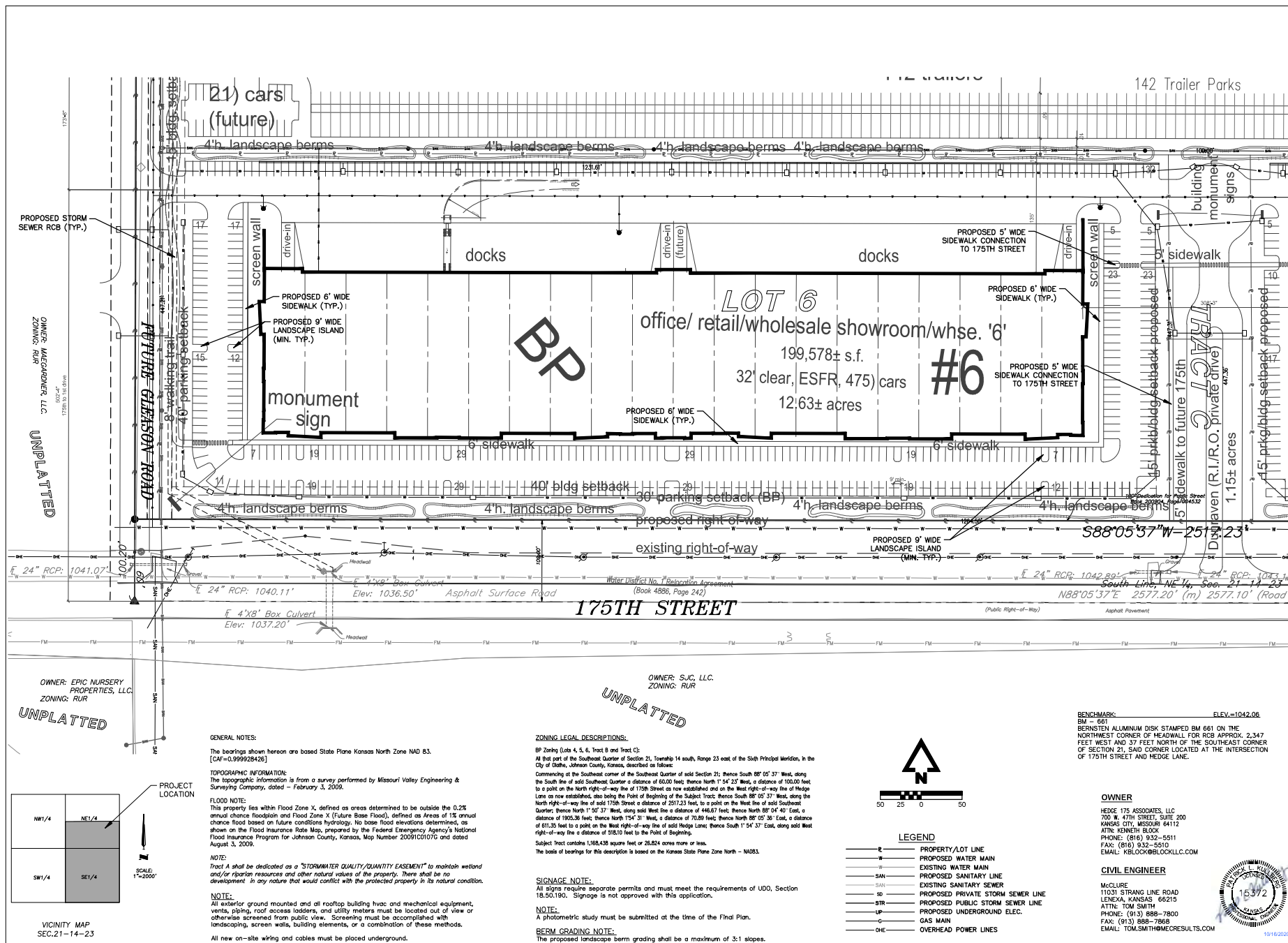
700 w. 47th st, #200
kansas city, missouri 64112
w 816,412,8455
e alan@alanjohnsondesign.com



DATE		
06.13.14		
DRAWN BY		
awj		
CHECKED BY		
ajd		
REVISIONS		△
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11.14.14	2	
08.28.15	3	
04.12.16	4	
09.18.20	5	
10.15.20	6	

C1-7

PROJECT NUMBER



Path: \\201276-000\06-Drawings\Civil\PSD\201276-000 PSD-PADS.dwg
Oct 16, 2020 7:07am



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architecture
interiors
planning
consulting



a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP and MP-2 development
175th & Hedge Lane Olathe, Kansas

DATE 06.13.14
DRAWN BY ajw
CHECKED BY ajd

REVISIONS	
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11.14.14	2
08.28.15	3
04.12.16	4
09.18.20	5
10.15.20	6

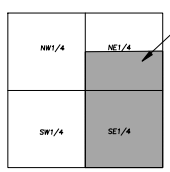
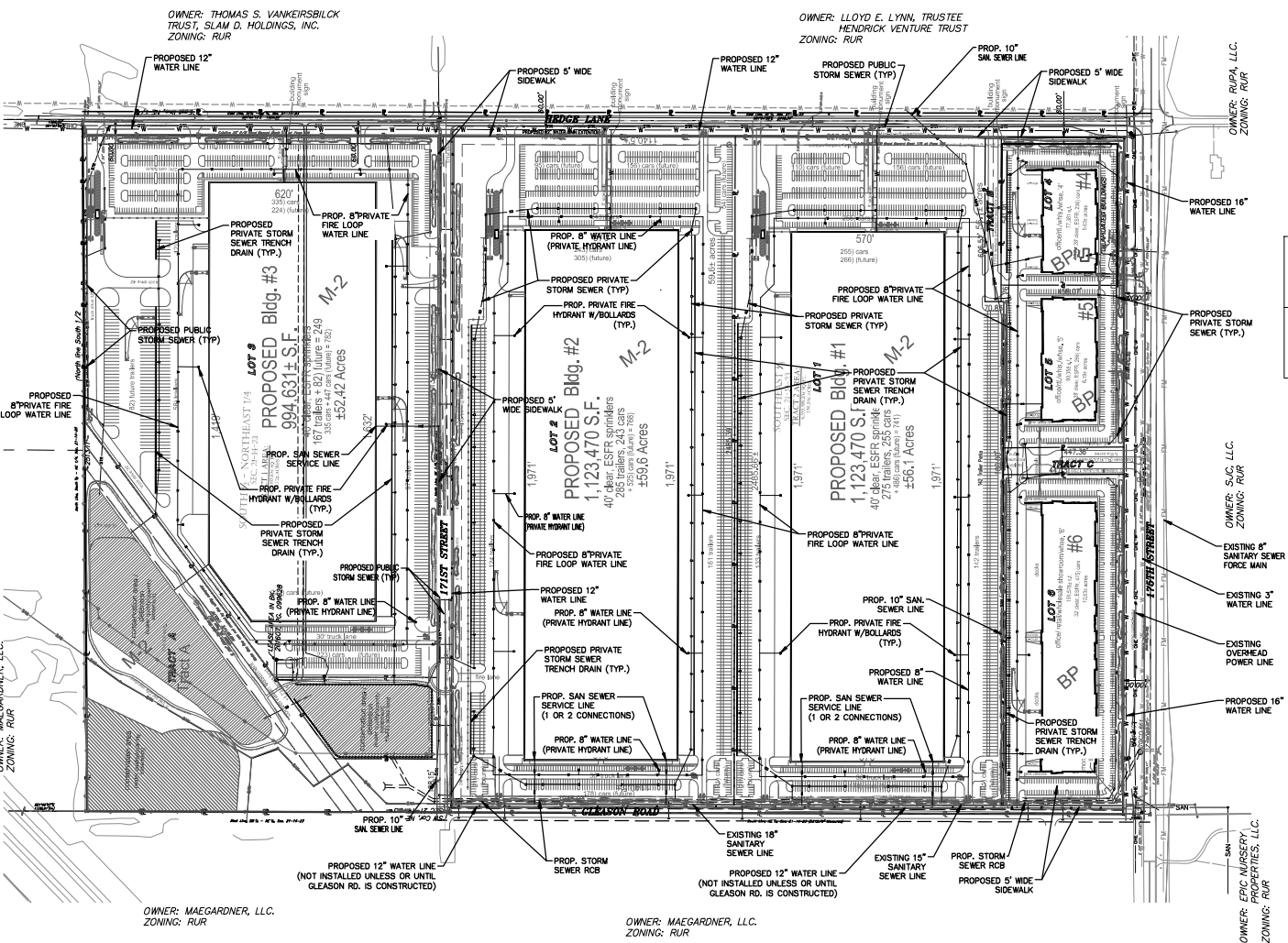
SHEET NUMBER

C1-8

DRAWING TYPE
SCHEMATIC UTILITY PLAN

CAD FILE
TPA Master Plan 9-10-20

PROJECT NUMBER
14062-C



VICINITY MAP
SEC. 21-14-23



SCALE: 1"=200'
200 100 0 200

- P — PROPERTY/LOT LINE
- W — PROPOSED WATER MAIN
- E — EXISTING WATER MAIN
- SAN — PROPOSED SANITARY LINE
- SAN — EXISTING SANITARY SEWER
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- STR — PROPOSED PUBLIC STORM SEWER LINE
- UP — PROPOSED UNDERGROUND ELEC.
- G — GAS MAIN
- OHC — OVERHEAD POWER LINES

NOTE:
All exterior ground mounted and all rooftop building hvac and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.

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

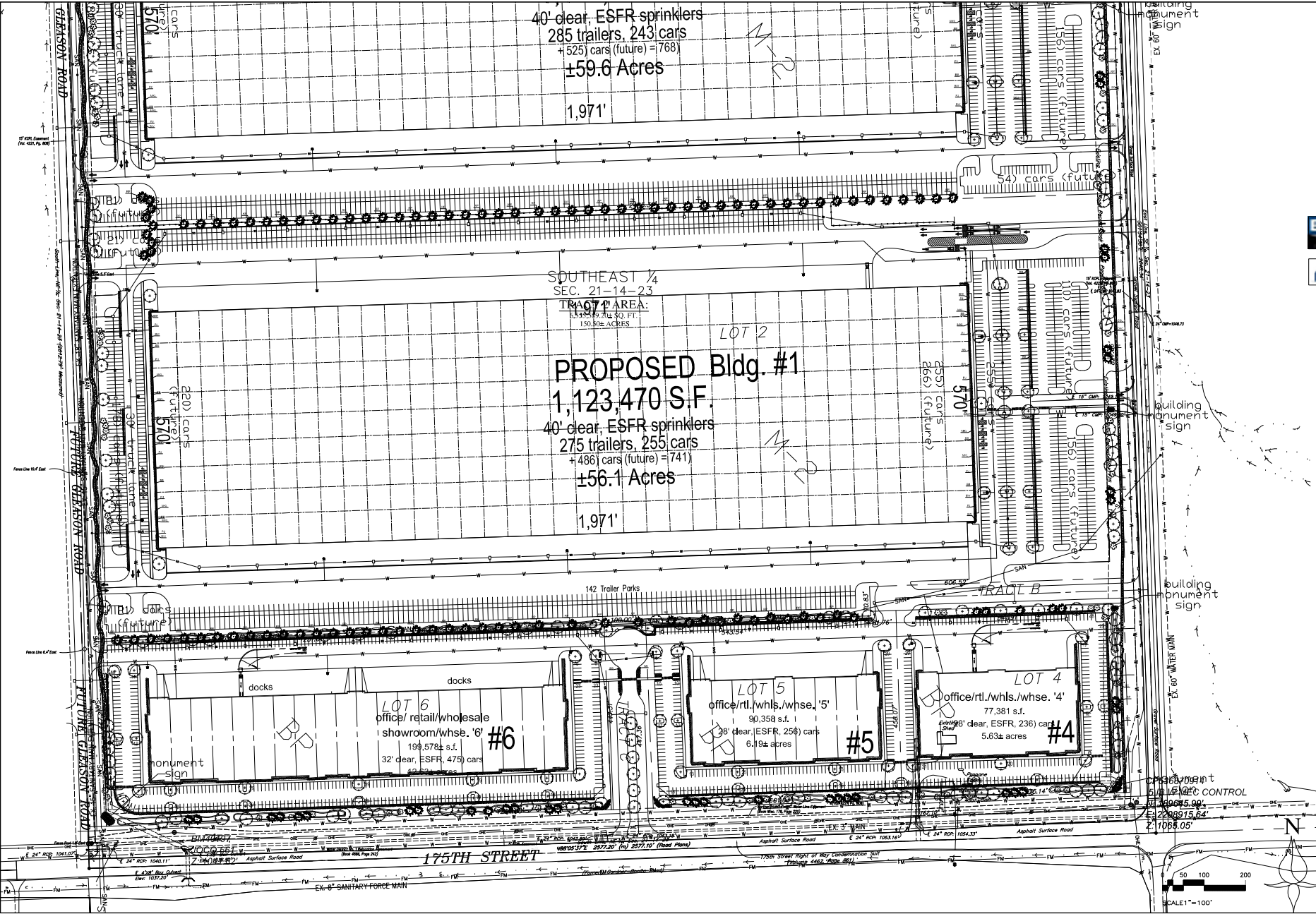
Fire hydrants shall be required within 400 feet of all non-sprinkled buildings. The distance may be increased to 600 feet for sprinkled buildings.

A fire department connection (FDC) is required within 100 feet of a hydrant for sprinkled buildings.

OWNER
HEIDE 175 ASSOCIATES, LLC
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ATTN: KENNETH BLOCK
PHONE: (816) 932-5511
FAX: (816) 932-5510
EMAIL: KBLOCK@BLOCKLLC.COM

CIVIL ENGINEER
McCLURE
11031 STRANG LINE ROAD
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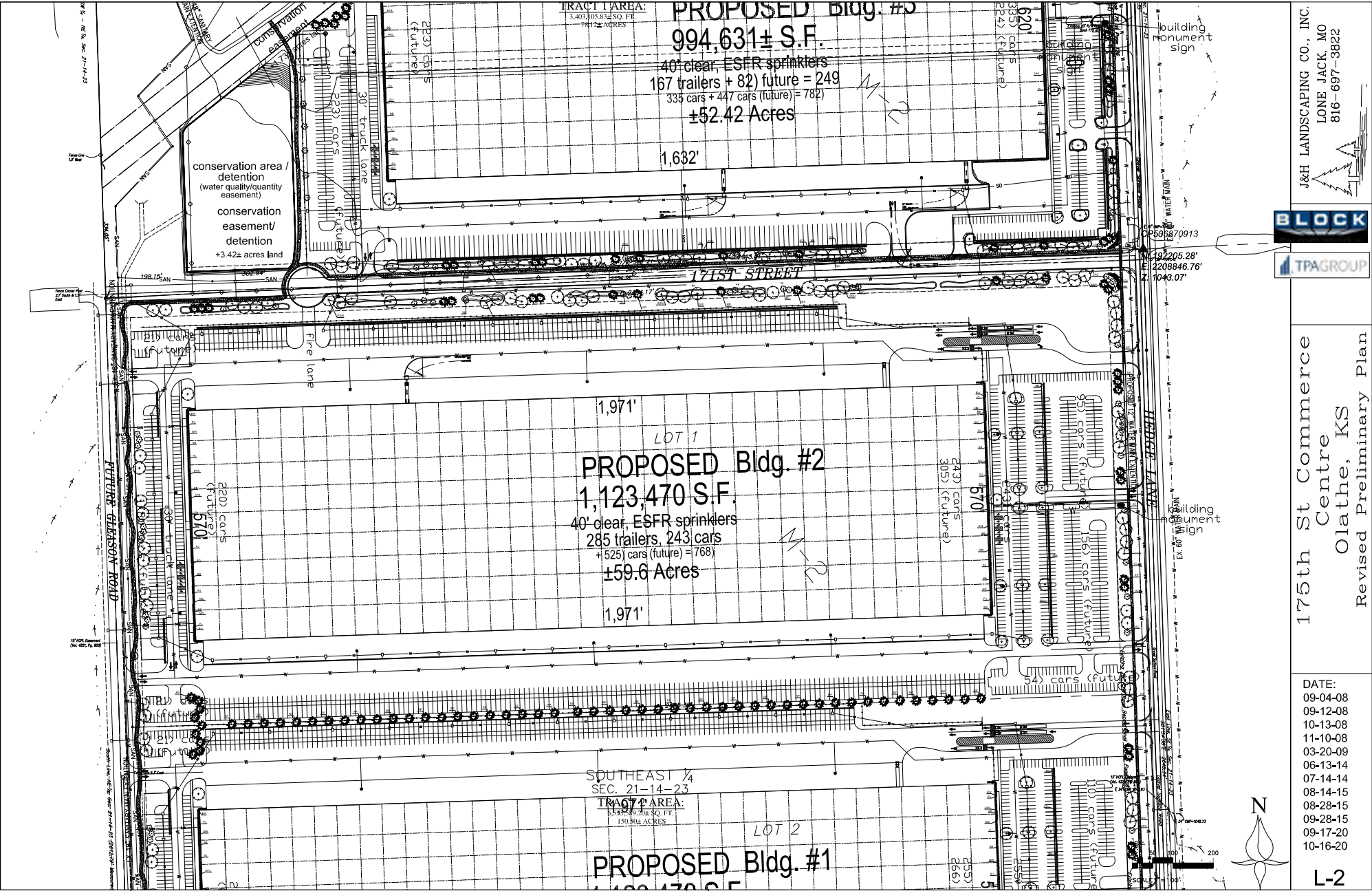


J&H LANDSCAPING CO., INC.
LONE JACK, MO
816-697-3822



175th St Commerce
Centre
Olathe, KS
Revised Preliminary Plan

DATE:
09-04-08
09-12-08
10-13-08
11-10-08
03-20-09
06-13-14
07-14-14
08-14-15
08-28-15
09-28-15
09-17-20
10-16-20

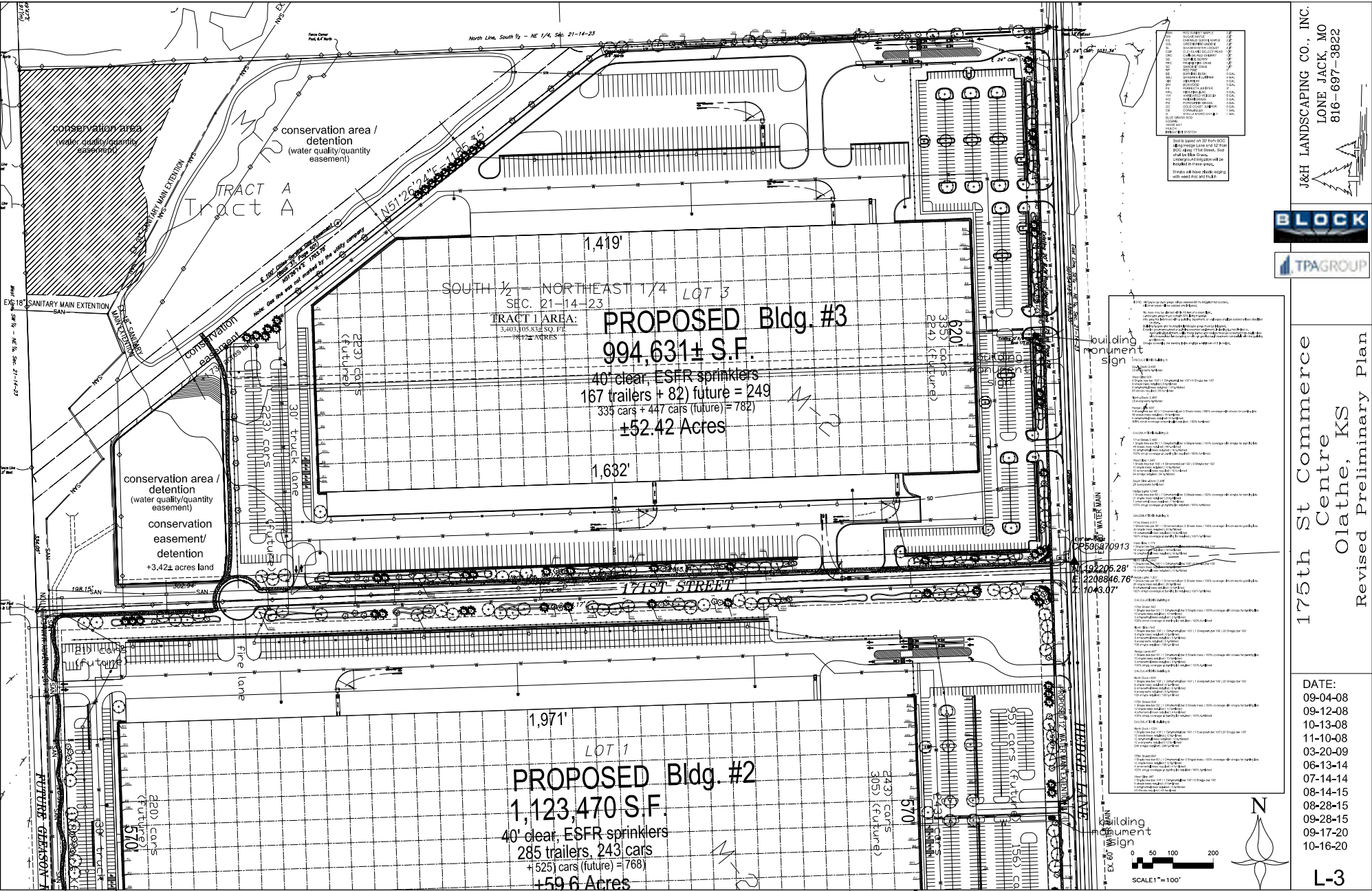


J&H LANDSCAPING CO., INC.
LONE JACK, MO
816-697-3822



175th St Commerce
Centre
Olathe, KS
Revised Preliminary Plan

DATE:
09-04-08
09-12-08
10-13-08
11-10-08
03-20-09
06-13-14
07-14-14
08-14-15
08-28-15
09-28-15
09-17-20
10-16-20



J&H LANDSCAPING CO., INC.
LONE JACK, MO
816-697-3822



175th St Commerce
Centre, KS
Olathe, KS
Revised Preliminary Plan

[illegible]

Parking Analysis per Table 18.30.160-2

Bldg. 4	77,381	97	236 spaces (+ 139 spaces allow for 36,579 sf (47%) office or
Bldg. 5	90,358	113	256 spaces (+ 143 spaces allow for 37,632 sf (41.6%) office or
Bldg. 6	199,578	250	474 spaces (+224 spaces allow for 58,947 sf (29.5%) office or

M-2 warehouse & storage uses 1:1500 of parking analysis req
(future spaces shall be added as office use
proposed employee counts warrant
Buildings of this size generally have
phase as employee count isn't proportional to the

Bldg. 1	1,123,470	749	255 + 486 future
Bldg. 2	1,123,470	749	243 + 525 future
Bldg. 3	994,831	883	335 + 447 future

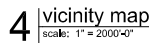
M-2 18.20.200

Site, 3, 4, 5 or 6
[190] 58 acres proposed
Building Setbacks
55' max. ht. (o
30' right-of-way
10' side yard fr
Parking/Paving Setb
30' R.O.W. [3
10' property fr

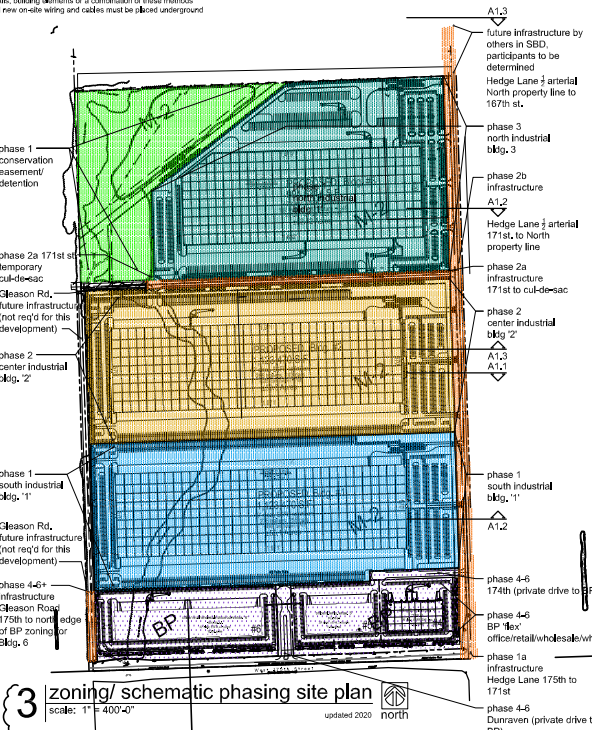
M-2 Site Design Category 6

- Drainage Features are all amenity walking path. Add open water features within

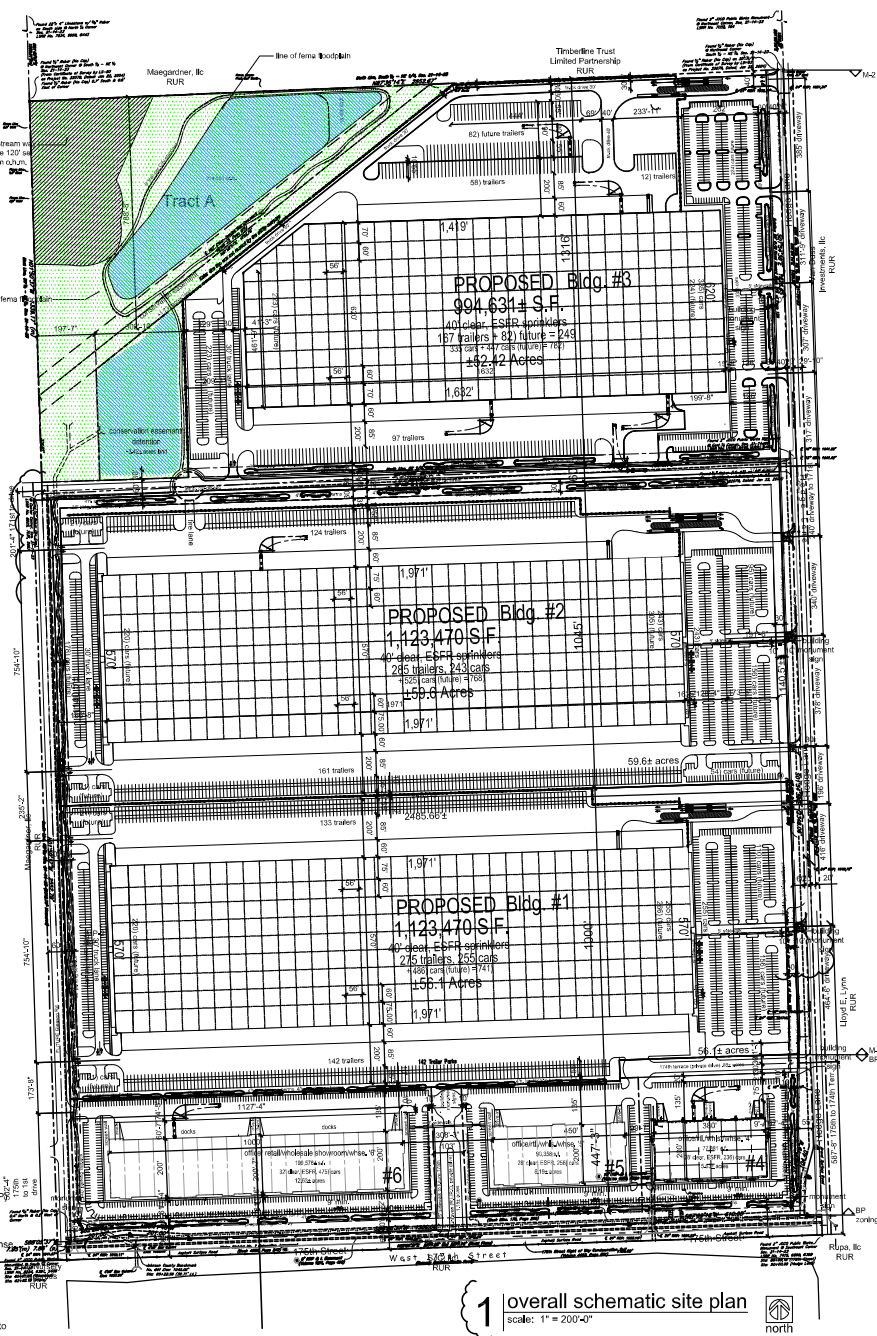
REVISED PRELIMINARY PLAN 2015			REVISED PRELIMINARY PLAN 2020		
M-2 light industrial/warehouse			M-2 light industrial/warehouse		
bkg 'building sq ft land acreage			none proposed with rezoning 2020		
5	98,100	0.75			
6	89,150	6.36			
	(186,250)	(13.11)			
M-2 distribution			M-2 distribution+ rezoning		
bkg 'building sq ft land acreage			bkg 'building sq ft land acreage		
1	499,735	24.44	1	1,123,470	56.1
2	208,000	14.55	2	1,123,470	59.2
3	609,400	29.4	3	994,631	52.6
4	294,730	26.5		(3,241,571)	(168.12)
7	431,320	22.2			+17.62 M-2s from
8	350,250	20.3			previous M-2 parcels
	(2,593,435)	(137.39)			
BP office/warehouse			BP office/retail/wholesale/warehouse		
bkg 'building sq ft land acreage			bkg 'building sq ft land acreage		
9	51,800	4.2	4	77,351	5.83
10	88,540	6.47	5	90,358	6.19
11	88,875	6.37	6	199,578	12.63
12	88,875	6.44	private drives		2
	(318,990)	(24.08)		(357,705)	(26.45)
CP-2 retail			CP-2 retail		
(156,790)sf (14.37)			rezoned to BP (above)		
total (3,254,565) (189.95)			total (3,608,888) (194.57)		



3 zoning/ schematic phasing site plan
scale: 1" = 400'-0"



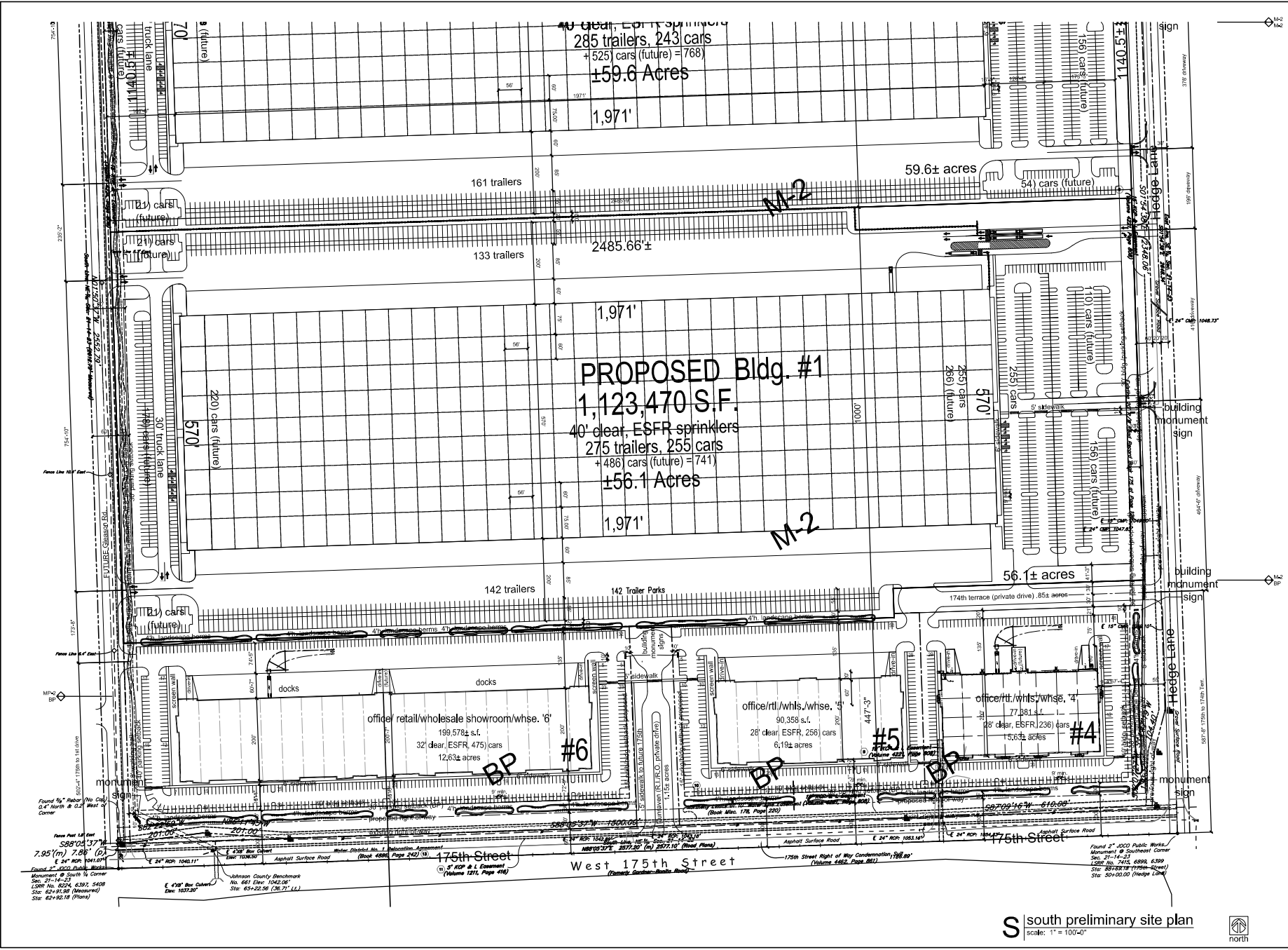
1 overall schematic site plan



BP and M-2 development
175th & Hedge Lane Olathe, Kansas

07.14.14	1
11.14.14	2
08.28.15	3
04.12.16	4
09.18.20	5
10.16.20	6

A1.0
DRAWING TYPE
revised prelim plan
CAD FILE
TPA Master Plan 10.16.2
PROJECT NUMBER
14062-c



alan johnson design, llc

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4597

architecture
interiors
planning
consulting



a revised preliminary plan & rezoning for:

175th St Commerce Centre

BP and M-2 development
175th & Hedge Lane Olathe, Kansas

DATE	06.13.14
DRAWN BY	awj
CHECKED BY	awj
APPROVED BY	awj
REVISIONS	
07.14.14	1
11.14.14	2
08.28.15	3
04.12.16	4
09.18.20	5
10.16.20	6

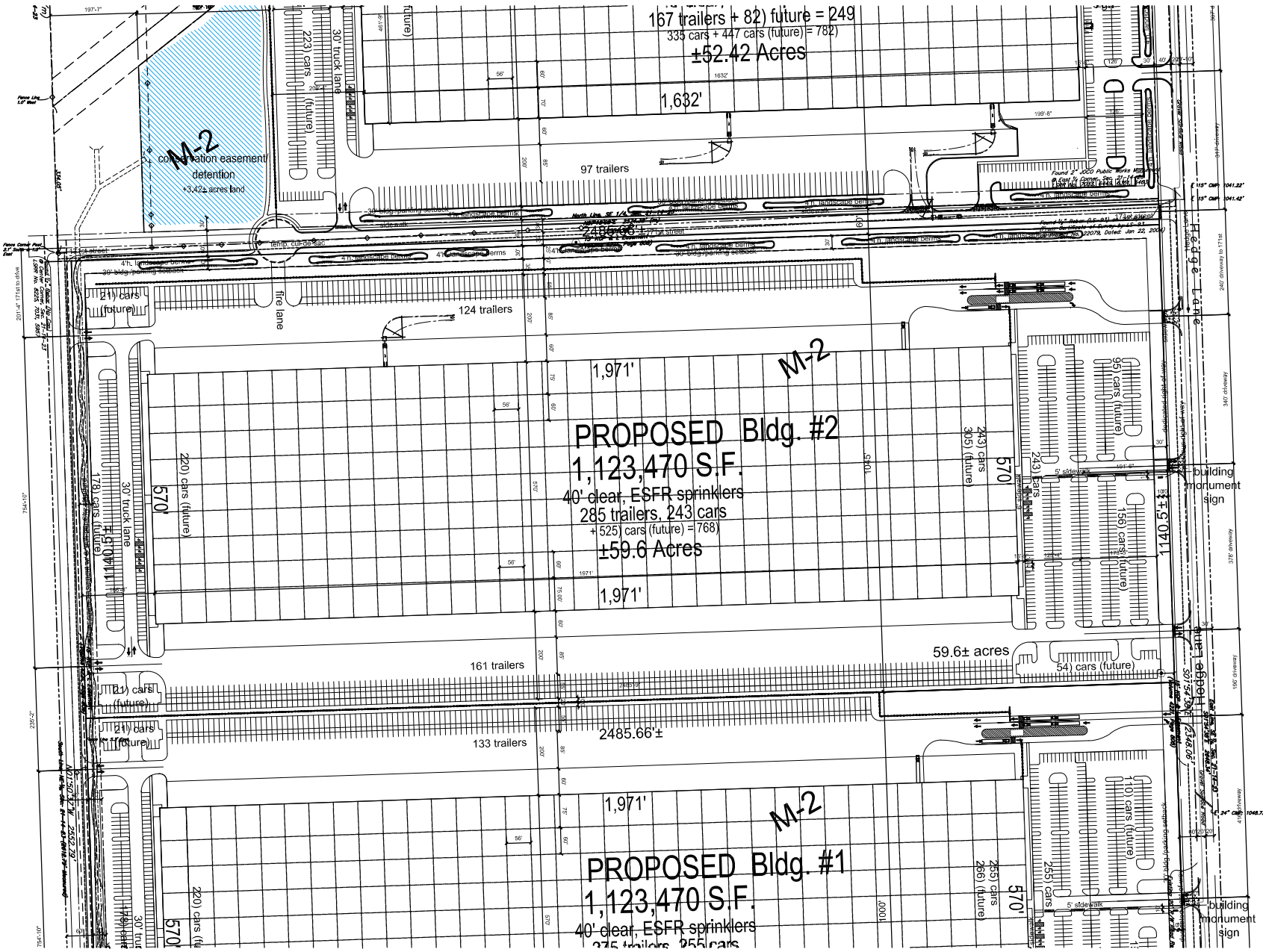
A1.1

revised prelim plan

TPA Master Plan 9-10-20X

14062-c

South preliminary site plan
Scale: 1" = 100'-0"



center preliminary site plan
scale: 1" = 100'-0"

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3511 Bouché Dr.
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e alandesign@alandonline.com

4597

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interiors
planning
consulting



a revised preliminary plan & rezoning for:

175th St Commerce Centre

BP and M-2 development
175th & Hedge Lane Olathe, Kansas

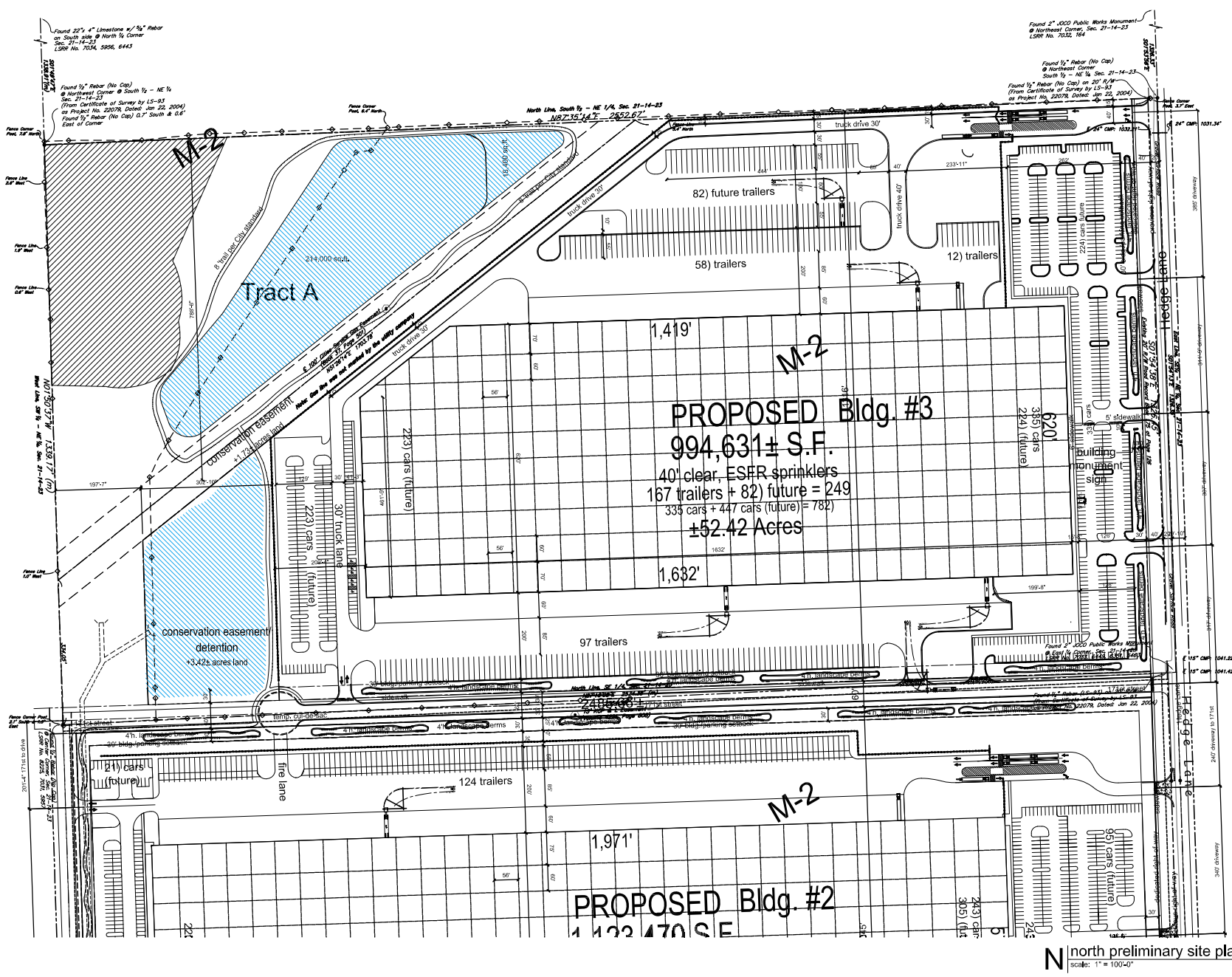
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BY	AWP
CHKD	AWP
IN CH	AWP
REV	
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11.14.14	2
08.28.15	3
04.12.16	4
09.18.20	5
10.16.20	6

A1.2

AWP TPA revised prelim plan

FILE
TPA Master Plan 10-16-20

14062-C



alan johnson design, llc

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e alan@alanjohnsondesign.com



architecture
interiors
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a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP and M-2 development
175th & Hedge Lane Olathe, Kansas

DATE	06.13.14
BY	WJH
CHKD	ajd
APPD	ajd
REV	
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08.28.15	3
04.12.16	4
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10.16.20	6

A1.3

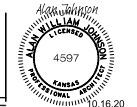
TPA Master Plan 10.16.20
14062-C

North preliminary site plan
scale: 1" = 100'-0"



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a alan@alanjohnsondesign.com



architecture
interiors
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a revised preliminary plan & rezoning for:
175th St Commerce Centre
M-2 development
175th & Hedge Lane Olathe, Kansas

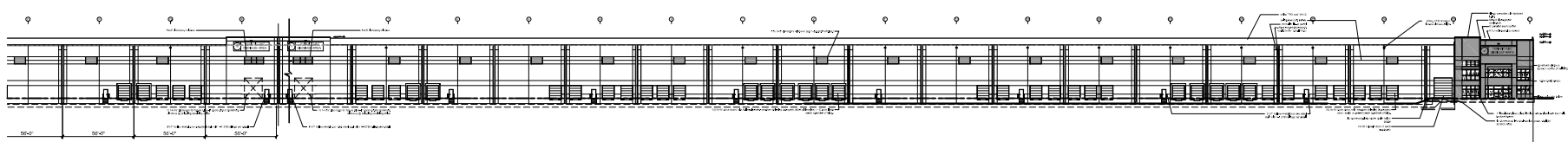
DATE: 06.13.14
DRAWN BY: [initials]
CHECKED BY: [initials]
APPROVED BY: [initials]

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11.14.14	2
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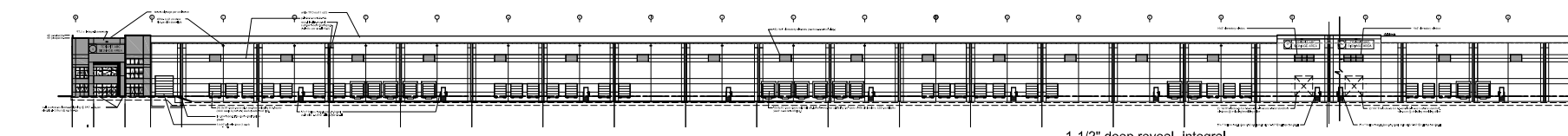
REVISIONS

A2.1m

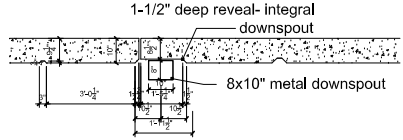
DATE: 06.13.14
TYPE: revised prelim plan- BP
FILE: M-2 A3.1 Elev 10.16.20
PROJECT NUMBER: 14062-C



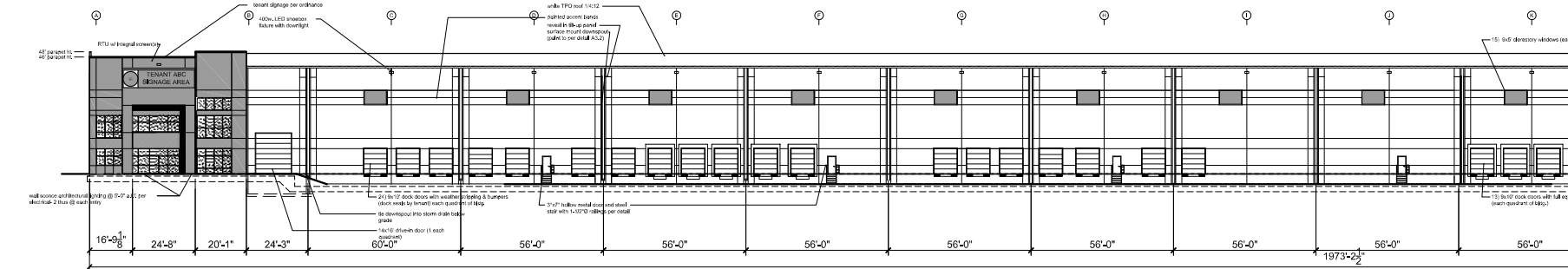
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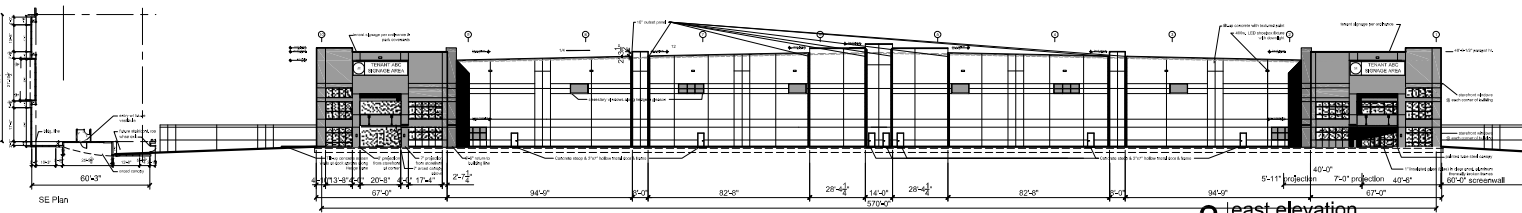
1e north elevation
scale: 1"=40'-0"



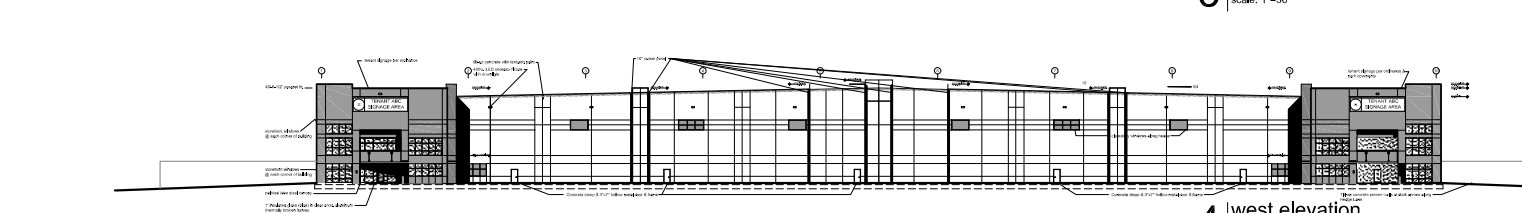
5 integral downspout/ vertical articulation detail
scale: 1/2"=1'



2 north elevation east end
scale: 1"=20'-0"



3 east elevation
scale: 1"=30'



4 west elevation
scale: 1"=30'

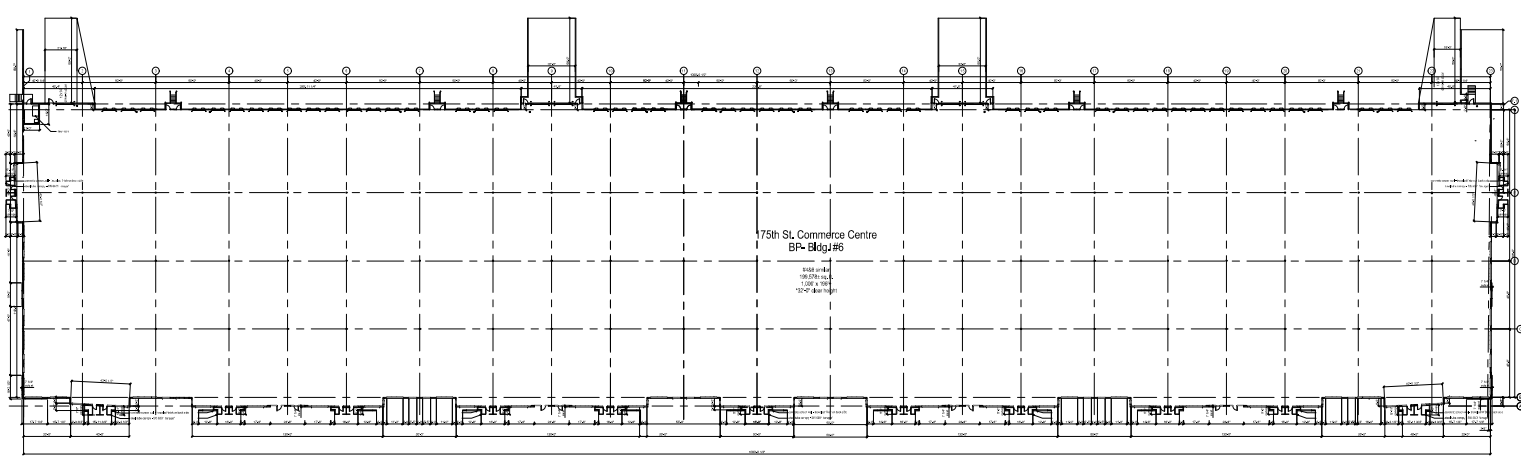
Building Materials Table 18,15,020-1
M-2 #1 (2&3 similar)

material	class	sq. ft.	%facade
glass (tinted)	3	2,350	37%
tilt-up concrete (textured)	3	3,977	63%

Secondary facade= north/south (dock) 21,706 sq ft (below 11' a.f.f.)
metal doors 4 7,444 34.3%
tilt-up concrete (textured) 3 14,262 65.7%

WAIVER 1: tinted glass should not be Class 3, where clear is Class 1
Energy Code needs tinted glass for Solar Heat Gain Coefficient
WAIVER 2: textured/painted tilt is equivalent to a stucco finish= class 1





1 floor plan
scale: 1/16"=1'-0"
north



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w 816.412.6435
a alan@alanjohnsondesign.com



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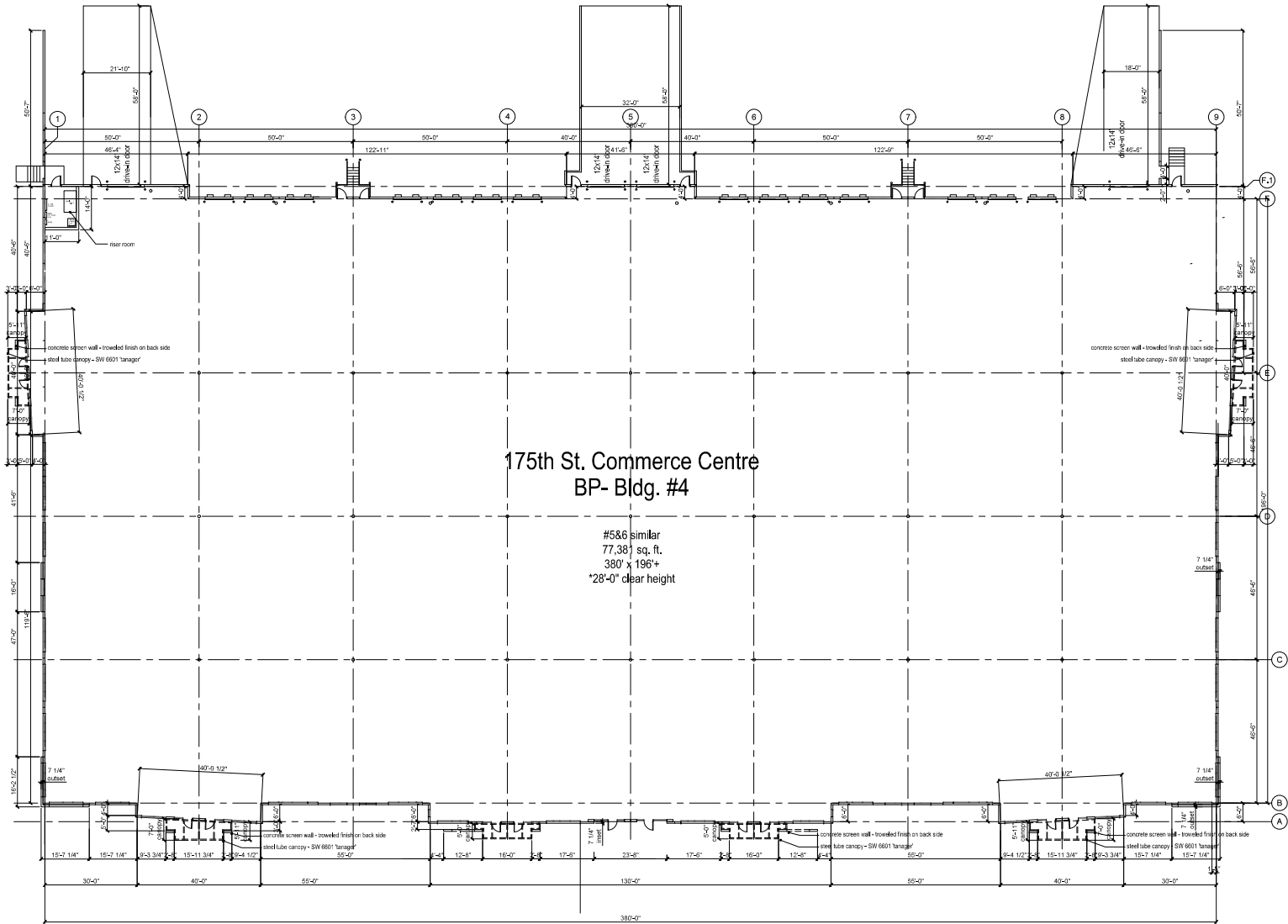


a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP development
175th & Hedge Lane Olathe, Kansas

DATE	06.13.14
DRAWN BY	awj
CHECKED BY	ajd
REVISIONS	
07.14.14	1
11.14.14	2
08.28.15	3
04.12.16	4
09.24.20	5
10.16.20	6
11.10.20	7

SHEET NUMBER
A2.6b

DRAWING TYPE
revised prelim plan- BP
DWG FILE
BP A2-3 Elev 10,16,20
PROJECT NUMBER
14062-c



1 floor plan
scale: 1/16"=1'-0"



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a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP development
175th & Hedge Lane Olathe, Kansas

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10.16.20	6
11.10.20	7

SHEET NUMBER
A2.4b

DRAWING TYPE
revised prelim plan-BP
DAD FILE
BP A2-3 Elev 10,16,20
PROJECT NUMBER
14062-c

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4597


11.10.20

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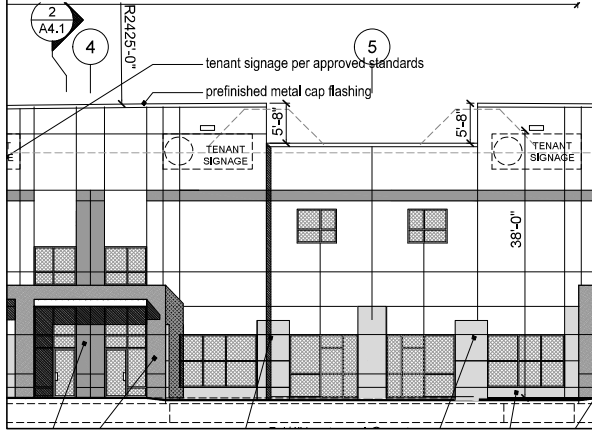
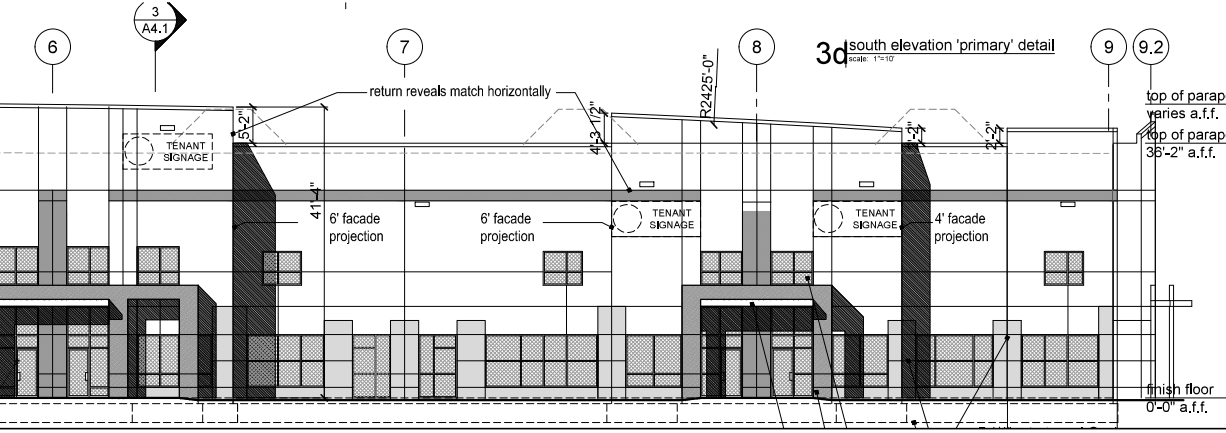
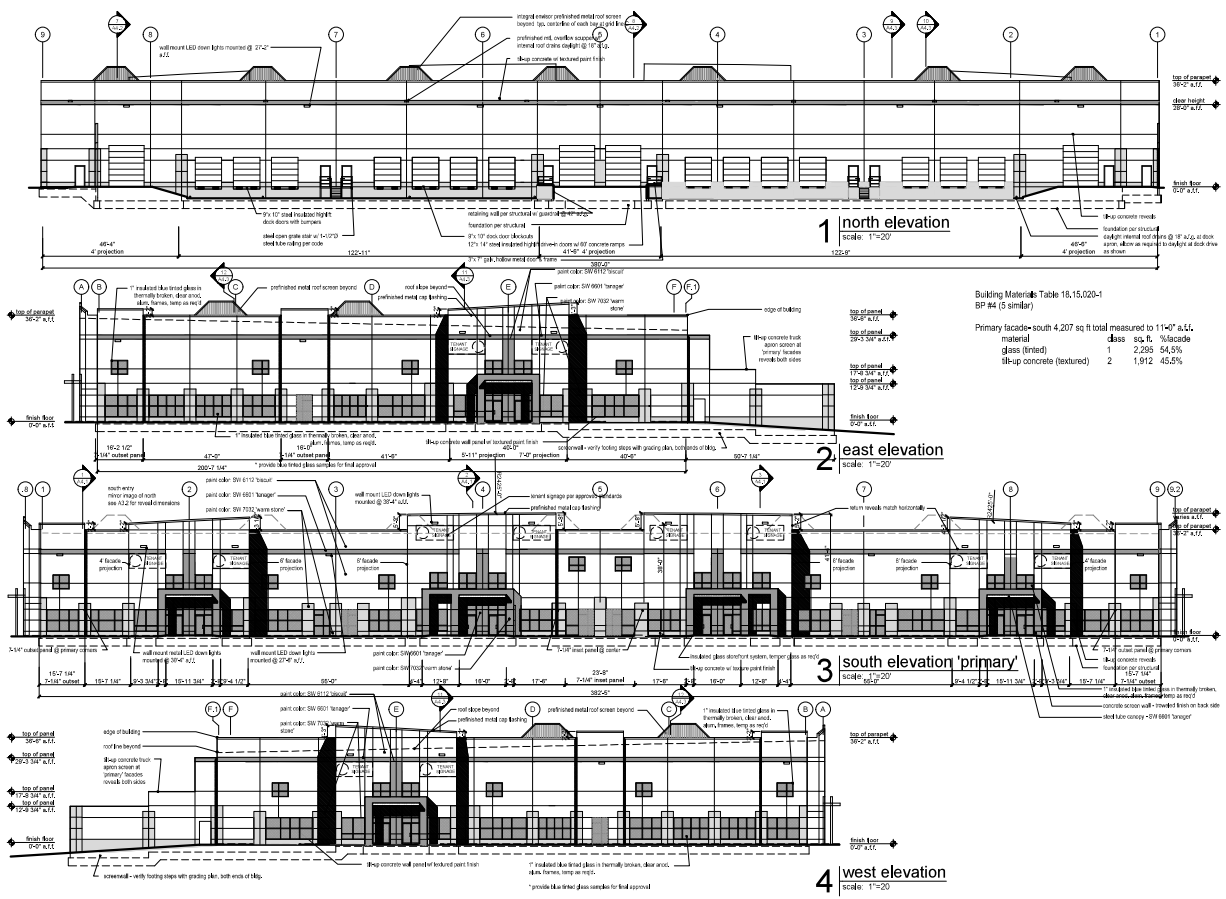
a revised preliminary plan & rezoning for:
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BP development
175th & Hedge Lane Olathe, Kansas

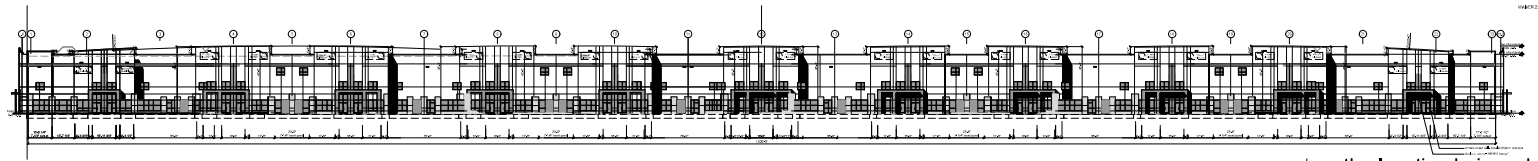
DATE
06.13.14
DRAWN BY
awj
CHECKED BY
ajd
REVISIONS



07.14.14	1
11.14.14	2
08.28.15	3
04.12.16	4
09.24.20	5
10.16.20	6
11.10.20	7

IS-BEST NUMBER
A3.4b
DRAWING TYPE
revised prelim plan- BP
CAD FILE
A2-3 Elev 10.16.20
PROJECT NUMBER
14062-c

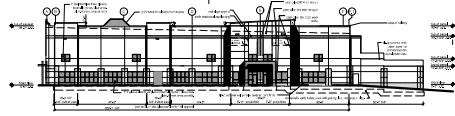




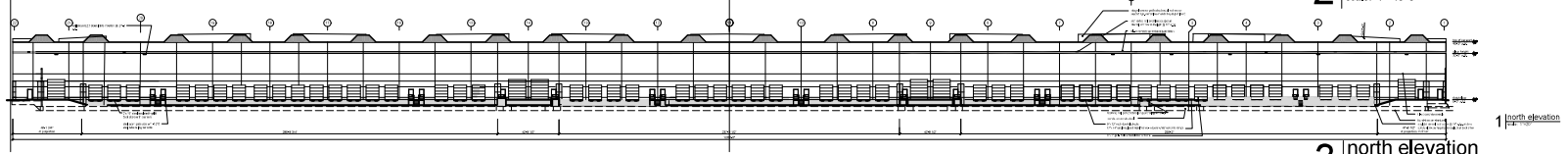
Building Materials Table 18.15.020-1
BP #6 (5 similar)

material	class	sq. ft.	% facade
glass (tinted)	1	6,012	54.7%
tilt-up concrete (textured)	2	4,971	45.3%

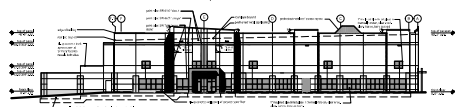
1 south elevation 'primary'
scale: 1"=40'-0"



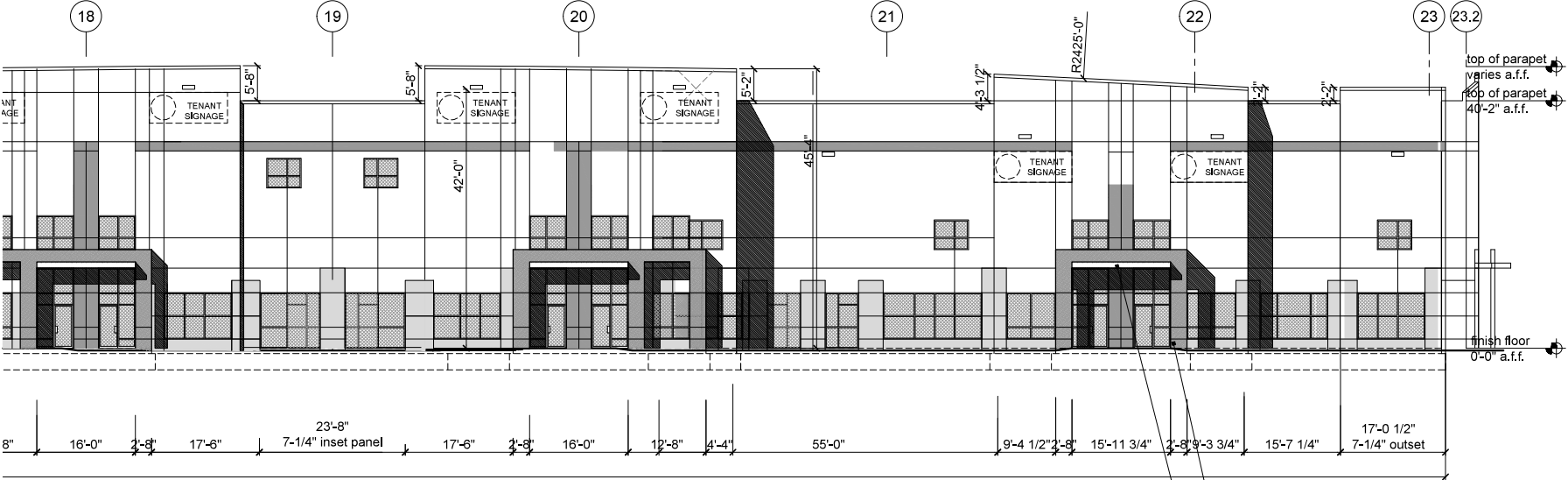
2 east elevation
scale: 1"=40'-0"



3 north elevation
scale: 1"=40'-0"



4 west elevation
scale: 1"=40'-0"

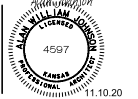


5 south elevation 'primary' detail
scale: 1"=20'-0"



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a revised preliminary plan & rezoning for:
175th St Commerce Centre
BP development
175th & Hedge Lane Olathe, Kansas

DATE
06.13.14
DRAWN BY
ajw
CHECKED BY
ajd
REVISIONS

REVISIONS	
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SHEET NUMBER

A3.6b

DRAWING TYPE
revised prelim plan- BP

CAD FILE
A2-3 Elev 10.16.20

PROJECT NUMBER
14062-C





900 W. 48th Place, Suite 900, Kansas City, MO 64112 • (816) 753-1000

November 13, 2020

Curtis M. Holland
(913) 234-7411
cholland@polsinelli.com

BY E-MAIL TO jmschuller@olatheks.org

Jessica Schuller
AICP Senior Planner
City of Olathe, Kansas, Public Works
100 East Santa Fe Street
Olathe, Kansas 66051-0768

Re: 175th Street Commerce Centre/RZ20-0011

Dear Jessica:

In connection with the above-reference rezoning/preliminary development plan, please accept the follow requested Waivers pursuant to Olathe UDO Section 18.40.240.D.(2):

1. Landscape Buffers. Allow for a berm in lieu of a fence or wall where the landscape buffer is less than 40' required adjacent to arterial streets or noncommercial or nonindustrial zoning district, as required by Site Design Category 5, UDO Section 18.15.125.D.2. and allow for a berm in lieu of a fence or wall where landscape buffer is less than 50' required adjacent to arterial streets nonindustrial zoning district, as required by Site Design Category 6, UDO Section 18.15.130.C.2.
2. Building Materials. Allow for 2 different building materials instead of 3 for the primary and secondary exterior facades for the buildings in the BP District, as required by Building Design, Building Type Standards for Commercial or Retail Building, as required by UDO Section 18.15.020.G.7.b.(1)

Waiver 1. Landscape Buffers - Approval Criteria

a. An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.

Response: The use of landscape berms planted with shrubs and trees, is visually superior and substantially better for the environment than a wall or fence. Landscape berms have historically been accepted as appropriate for screening. There should be no impact to adjoining properties,

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Atlanta Boston Chicago Dallas Denver Houston Kansas City Los Angeles Miami Nashville New York
Phoenix St. Louis San Francisco Seattle Silicon Valley Washington, D.C. Wilmington
Polsinelli PC, Polsinelli LLP in California



November 13, 2020

Page 2

as they are all undeveloped at this time and are designated for industrial uses or employment centers. There are no planned residential uses in the area.

b. Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.

Response: There are no planned residential uses in the area.

c. Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.

Response: N/A.

d. Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.

Response: N/A. There are no planned residential uses in the areas.

e. The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:

(1) No private rights will be injured or endangered by the waiver.

(2) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted

Response: The regulations at issue here would create excessive hardship to the property owner either by reducing the size of the development area or by increasing building costs with no commensurate benefits. The project infrastructure necessary to develop this land, significantly burdens the land with extraordinary costs, in particular, the construction of Hedge Lane, traffic signals at 175th, sanitary sewer main extensions, utility extensions, storm drainage structures, etc. These infrastructure improvements will benefit adjoining lands owned by others, but they will not be contributing their fair share. So it is extremely important to maximize the building footprints for this project to support these additional costs. Using aesthetically pleasing landscape berms allows for appropriate screening without the added burdens of installing



November 13, 2020

Page 3

expensive fencing and/or walls. Since there are no planned residential uses planned in this corridor, there will be no impact to adjoining landowners.

Waiver 2. Building Materials - Approval Criteria

a. An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.

Response: Building material cut sheets and samples have been provided and blue tinted glass shall be classified as Class 1 and textured, painted tilt-up concrete shall be classified as Class 2. Additional façade articulation in horizontal and vertical plane have been incorporated. Proposed BP floor plans can accommodate smaller ‘retail’ type tenants as Staff has requested. There are no planned residential uses in the area.

b. Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.

Response: There are no planned residential uses in the area.

c. Existing topography, hedgerows or natural features provide significant screening and an appropriate buffer for adjoining properties.

Response: N/A

d. Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.

Response: There are no planned residential uses in the area.

e. The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:

(1) No private rights will be injured or endangered by the waiver.



November 13, 2020

Page 4

(2) The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted

Response: The regulations at issue here would create excessive hardship to the property owner by increasing building costs with no commensurate benefits. Textured tilt-up concrete, with a 4-color paint scheme and numerous vertical and horizontal façade articulations, free-standing tilt-up panels supporting architectural steel overhead canopies at entry elements all combine to provide the desired 3 materials, in lieu of brick/stone or other more expensive methods of façade treatment that is incompatible with tilt-up concrete efficiency and economy for a successful project. Since there are no planned residential uses planned in this corridor, there will be no impact to adjoining landowners.

Thank you for consideration of these comments.

Sincerely,

A handwritten signature in blue ink that reads 'Curtis M. Holland'.

Curtis M. Holland

CMH:mgs