



## STAFF REPORT

Planning Commission Meeting: December 14, 2020

<b>Application:</b>	<b><u>RZ20-0010:</u> Rezoning from CP-2 (Planned General Business District) to R-4 (Residential Medium-Density Multifamily) District and preliminary site development plan for Olathe Senior Living Community</b>
<b>Location:</b>	Northeast Corner of S. Sunnybrook Boulevard and W. 119 <sup>th</sup> Street
<b>Owner:</b>	Mark McKinzie; McKinzie Asset Management Company, LLC
<b>Applicant:</b>	Todd Allenbrand, Payne & Brockway P.A.
<b>Engineer:</b>	Mark Huggins; Payne & Brockway P.A.
<b>Staff Contact:</b>	Zachary Moore, Planner II

<b>Site Area:</b>	<u>9.91± acres</u>	<b>Proposed Use:</b>	<u>Senior Housing</u>
<b>Building Square Footage:</b>	<u>99,823 square feet</u>	<b>Plat:</b>	<u>Sunnybrook</u>
<b>Existing Zoning:</b>	<u>CP-2 (Planned General Business)</u>	<b>Proposed Zoning:</b>	<u>R-4 (Medium-Density Multi-Family)</u>

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Community Commercial Center</b>	<b>Vacant</b>	<b>CP-2</b>	<b>3</b>	<b>Horizontally &amp; Vertically Attached Residential</b>
<b>North</b>	Community Commercial Center	Millbrooke Elementary	CP-2	-	-
<b>South</b>	Conventional Neighborhood	Townhomes	RP-3	-	-
<b>East</b>	Community Commercial Center	Vacant	CP-2/AG*	4	Commercial or Retail
<b>West</b>	Mixed Density Residential	Summit Trail Elementary	R-1	-	-

\* RZ20-0009 on this agenda for future development of a commercial center

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## 1. Proposal

The applicant is requesting a rezoning from CP-2 (Planned General Business District), to R-4 (Residential Medium-Density Multifamily) District and a preliminary site development plan for the Olathe Senior Living Community. The subject property is located at the northeast corner of S. Sunnybrook Boulevard and W. 119<sup>th</sup> Street. The site is currently platted as part of the overall Sunnybrook commercial center, but this rezoning application only consists of 9.91 (out of 24.27) acres at the western portion of the Sunnybrook property, directly east of S. Sunnybrook Boulevard.

The applicant is requesting the rezoning to the R-4 District to allow for a senior living facility with a mix of living unit types – 91 senior apartment units, 44 assisted living units, and 16 memory care units. The facility will include dining options on-site, salons, game rooms, theatres, libraries, a swimming pool, and fitness centers as amenities for their residents.

A preliminary site development plan is included with this rezoning request, as is required by Unified Development Ordinance (UDO), Section 18.40.090. The preliminary site development plan includes one building with multiple wings, ranging from one to three stories in height. The three-story portion of the building is dedicated for senior apartments, while the single-story portions are for assisted living and memory care. The building consists of 99,823 square feet, contains a total of 151 dwelling units, and is 50 feet in height.



*Map of existing zoning of the northwest corner of Lone Elm Road and 119<sup>th</sup> Street*

## 2. History

The overall 16.4-acre Sunnybrook property was annexed in October of 1996 and zoned CP-2 in 1998 (Ord. 98-30). A preliminary plan accompanied this zoning and contained several retail buildings.

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### 3. Existing Conditions

The subject property is currently vacant and has never been developed. The only vegetation that exists on the subject property is native grass and a narrow line of trees along the south side of the property within the 119th Street right-of-way. The northwestern property line lies within a Southern Star gas pipeline easement, which separates the subject property from Millbrooke Elementary School.



*View of site looking east from Sunnybrook Boulevard*

### 4. K-7 Corridor Study

The subject property is located within the K-7 Corridor Study Area, which is bounded by Clare Road on the west, Lone Elm Road on the east, K-10 Highway to the north and 127<sup>th</sup>/Harold Street to the south. The K-7 Corridor Study and the K-7 Corridor Design Guidelines were developed and implemented based on guiding principles to continue to better Olathe as a place to live and work. These Plans ensure mutually beneficial development, provides economic development and employment opportunities for the City and its residents, and provides a vision of high quality, unique, well-planned, complimentary mixed-use developments.

The subject property is identified on the Future Land Use Map of the K-7 Corridor Study as "Commercial, Local," which is intended to provide for retail and service uses that serve the surrounding neighborhoods. The K-7 Corridor Study also states that the land use map is a living document that should develop in coordination with market trends and the transportation system. (Page A-5 of the K-7 Corridor Study).

This proposed development also follows the vision of the K-7 Corridor Study, as referenced in Section 6.1.A of the Study, by providing for a mixture of residential opportunities in close proximity to other uses where residents can take advantage of services provided.

Other policies and goals of the K-7 Corridor Study include providing a mix of uses and housing types throughout the plan, providing vehicular and pedestrian linkages to the

surrounding community, and providing quality development. For these reasons, staff finds that the proposal is consistent with the K-7 Corridor Study.



*Aerial view of subject property, outlined in yellow*

### ***K-7 Corridor Design Guidelines***

The K-7 Corridor Study also includes design guidelines for site design and building design for development in the K-7 Corridor.

- a. **Site Design Criteria** – Pedestrian oriented, mixed-use developments are expected to be provided in the K-7 Corridor. This proposed rezoning and development achieves this by providing pedestrian connectivity to external pedestrian paths and to the future commercial development proposed to the east (RZ20-0009).
- b. **Building Design Criteria** – Buildings in the K-7 Corridor are required to be of a human scale, by building massing and form, in addition to design features such as canopies and colonnades. Residential structures are expected to be of higher quality design and appearance while multi-story and mixed-use residential buildings strongly encouraged. The proposed development includes high amounts of Class 1 materials and glass, and is four-stories tall, with three different living types provided. Buildings with multiple dwelling units are encouraged to include porches, varied rooflines, and façade depths to create variety and individuality of dwelling units. Each dwelling unit for the independent living portion of the facility will include its own balcony or porch. Each façade of



the proposed building provides varied rooflines and façade depths to comply with this requirement.

## 5. Zoning Requirements

- a. **Uses** – Three (3) residential living styles are proposed on site – independent living senior apartments, assisted living and memory care. The assisted living and memory care portions of the facility are classified as “Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities” in the Use Matrix (UDO, Section 18.20.500), while the independent living senior apartments are classified as “Senior Housing, Multifamily Residences.” These uses are permitted within the R-4 District by right. Other uses permitted within the R-4 District include live-work units, mixed use buildings, artist studios, civic uses and other similar uses. The applicant is seeking a change in zoning to accommodate the “Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities” which is not permitted in the current zoning of the site.
- b. **Building Height** – The maximum building height in the R-4 District is 4 stories or 50 feet. The proposed building has a maximum height of 50 feet which meets the UDO requirement.
- c. **Common Open Space** – R-4 Districts must contain 5% open space with 50% of the total open space as active open space. The applicant is providing 4.37 acres (44%) of open space with the proposed plan which includes 0.86 acres of active open space. This exceeds the 0.25-acre minimum active open space required. This active open space will be provided with an 8-foot wide walking trail along the northern property line.
- d. **Setbacks** – Table 1, below, lists the required setbacks for the R-4 District and the proposed setbacks for this development.

Table 1: Building Setbacks		
	UDO Requirement	Proposed Plan
<i>North</i>	15 feet (minimum)	103.6± feet
<i>South</i>	15 feet (minimum)	18.4± feet
<i>East</i>	25 feet (minimum)	76.5± feet
<i>West</i>	20 feet (minimum)	160.9± feet

## 6. Site Design Standards

The property is subject to **Site Design Category 3** (UDO 18.15.115) based on the requested R-4 district. The following is a summary of the site design requirements:

- a. **Landscape Options** – The applicant has provided a landscaped area along the southern property line including a minimum of 70% percent permeable surfaces and a minimum 50% planted material. Full details of the planting materials and layout will be provided with the final site development plan, which is customary for detail of this level.
- b. **Outdoor Amenity** – An outdoor amenity space for users of the property must cover at least 10% of the site area. Four landscaped courtyards interior to the building, a barbeque patio, a dog park, common greenspaces, and an 8-foot wide walking path are proposed to occupy approximately 17.25% of the overall site area, exceeding the requirement of the UDO.
- c. **Parking Pod Size** – Development subject to Site Design Category 3 permits a maximum of 40 parking spaces in one parking pod. The largest parking pod on the preliminary site development plan is 33 stalls, therefore the plan is compliant with parking pod size requirements.
- d. **Pedestrian Connections** – Development in Site Design Category 3 must provide pedestrian connections from surrounding development, parking, and adjacent transit stops. Pedestrian connections will be provided from the senior living center to the proposed future commercial center to the east (RZ20-0009) and a connection will be provided to an 8-foot wide walking path that will connect Sunnybrook Boulevard to Lone Elm Road. Additionally, pedestrian connections will be provided to both Sunnybrook Boulevard to the west and along 119<sup>th</sup> Street to the south.
- e. **Drainage Feature** – Open drainage and detention areas visible to the public must be incorporated into the design of the site as an attractive amenity or focal point. A note has been added on the preliminary development plan stating that the drainage feature will comply with this UDO requirement, and the full level of detail for this design will be provided with the final site development plan, which is customary for detail of this level.

## 7. Building Design

Senior living facilities that have units attached both horizontally and vertically are subject to the “Vertically Attached Residential” Building Design standards found in Chapter 18.15.020 of the UDO. Color elevations and 3D renderings were provided with the preliminary site development plan that indicate the proposed building materials and architectural style of the building and carports. These elevations and renderings exceed the minimum design standards for Vertically Attached Residential buildings with building materials and façade articulation. Table 2, on the next page, lists the design requirements and plan proposals per UDO, Chapter 18.15.020.

<b>Table 2: Building Design Standards</b>	<b>Design Requirements</b>  Proposed Design
<i>Building Entryway</i>	<p><b><i>All common building entries must be defined by being covered by a projection from the façade or by being recessed.</i></b></p> <p>The main entry to the building includes a canopy which is attached to a 14-foot tall porte-cochere at the southeastern portion of the building. Canopies are provided over each common entry to the building.</p>
<i>Carports</i>	<p><b><i>The design of any freestanding garages, carports, or parking structures must comply with façade articulation requirements for a primary structure and must be compatible with the design of the primary buildings on site.</i></b></p> <p>The carports provided on site are proposed to be less than 50 feet in width and are therefore not subject to articulation requirements. The color of the carports and the pitch of the roof of the carports will be compatible with the main structure. There are no walls to the carports, therefore there are no exterior building materials.</p>
<i>Horizontal Articulation</i>	<p><b><i>Each primary façade must demonstrate horizontal articulation through a wall offset, wall notch, or wall projection every 50 linear feet.</i></b></p> <p>Façade bays have been provided with projections located less than every 50 feet, exceeding the UDO requirements.</p>
<i>Vertical Articulation</i>	<p><b><i>Each primary façade must demonstrate vertical articulation through variation in height or roof form every 50 linear feet.</i></b></p> <p>A combination of variation in roof height and roof form are used across the facades, exceeding the requirements of the UDO.</p>
<i>Glass</i>	<p><b><i>Primary façades must include a minimum of 20 percent clear glass, and secondary façades must include a minimum of 10% clear glass.</i></b></p> <p>Primary façades on the proposed building incorporate 26% clear glass. Secondary façades incorporate 25% and 18% clear glass, exceeding the UDO requirements.</p>

The primary façades of the proposed building are the southwest and southeast façades and are required to contain a minimum of three (3) materials from Class 1 on a minimum of 70% of the façade. Secondary façades must include either two materials from Class 1 or a combination of two materials from Classes 1 and 2 on a minimum of 50% of the façade. Three materials from Class 1 will be provided on all façades, including stone veneer, stucco, and glass, and one material from Class 3 will be used, Fiber Cement Panels. The two primary façades include 75% and 78% Class 1 materials, while the secondary facades include 68% and 78% Class 1 materials, exceeding the UDO requirements.

## 8. Development Requirements

- a. **Site Access** – Access to the site will be provided from Sunnybrook Boulevard as well as an access drive on the east side of the property which connects the site to 119<sup>th</sup> Street. The location of the access point on Sunnybrook Boulevard is towards the northern portion of the property, to provide adequate distance from Sunnybrook Boulevard's intersection with 119<sup>th</sup> Street. The access drive along 119<sup>th</sup> Street is equidistant from both Sunnybrook Boulevard and Lone Elm Road.
- b. **Landscaping** – Landscaping along arterial and collector roadways is provided in accordance with UDO Section 18.30.130.L along both Sunnybrook Boulevard and 119<sup>th</sup> Street. Multifamily residential projects, such as this one, require a minimum of one tree to be planted for each dwelling unit that is provided on site. The applicant will be providing a tree for each of the 151 dwelling units that are provided with this proposal. The minimum required interior parking lot landscaping is being provided with one shade tree per parking lot island, and foundation landscaping will be provided at the edges of the building in compliance with UDO, Section 18.30.130.O.
- c. **Parking** – The minimum required parking ratio for this use is one parking space per dwelling unit. This preliminary site development plan includes 151 dwelling units between the independent living, assisted living, and memory care portions of the facility. A total of 157 parking stalls are proposed on site, with nine of those spaces being American Disability Act (ADA) accessible, in compliance with UDO, Section 18.30.160. Carports will be provided at the northern end of the site, away from 119<sup>th</sup> Street, which will provide 29 covered parking stalls. These carports are intended to be used by residents of the independent living portion of the facility.
- d. **Public Utilities** – The site is located within the City of Olathe sanitary sewer service area, and the WaterOne service area. A sanitary sewer extension will be required to serve the proposed development.

## 9. Neighborhood Meeting and Public Notice

The applicant held a neighborhood meeting on October 15, 2020 with two (2) residents in attendance. Main topics of discussion at the meeting included landscaping, access and sidewalks, traffic, and operational details of the facility. The applicant also mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per UDO requirements.

This application was continued from the November 9 Planning Commission meeting to allow the applicant additional time to address application requirements. The applicant held a second neighborhood meeting on November 18 to gather additional insight from nearby residents. One resident attended the second neighborhood meeting and asked questions pertaining to landscaping on the site and the proposed walking trail. The resident's questions were addressed at the neighborhood meeting. Minutes from both neighborhood meetings are provided in this packet.

Additional public correspondence we received requested copies of proposed plans and had general application questions.



## 10. Communities for All Ages

The City is developing a Communities for All Ages (CFAA) Initiative as part of the Mid-America Regional Council (MARC) recognition program. This Initiative will evaluate the City's current resources and identify opportunities to promote a healthy, safe, and accessible environment for older adults. The senior living facility proposed aligns with several goals of the CFAA Initiative by providing a facility that offers a number of amenities on the property including dining areas, walking trails, theatres, salons, libraries, and wellness centers. The site will include several covered parking areas for tenants and slopes from the parking areas to the building are kept minimal to provide safe access. Also, the facility will be located near a future commercial center, which will offer residents additional shopping and dining options within walking distance, when developed.

## 11. Comprehensive Plan Analysis

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as "Community Commercial Center". While the R-4 District does not directly align with this future land use designation, staff is supportive of the requested rezoning for the reasons listed below.

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 Comprehensive Plan promotes the use of zoning as a tool to avoid conflict between potentially incompatible uses that vary in scale and intensity. The proposed development provides a compatible transition of uses from the existing elementary school to the north to the arterial street (119<sup>th</sup> Street) to the south, as well as from the middle school to the west to the future commercial development to the east (RZ20-0009). The proposed development will provide additional residential dwelling units to support future commercial centers in the area, such as the commercial center proposed immediately east, and will also provide higher density development near services. This is further identified in Policy LUCC-3.1, below:

**Policy LUCC-3.1: Encourage Housing Near Services.** *"Encourage higher density housing development near transit services, commercial centers, and planned transit nodes and corridors to create activity areas that add to the community's quality of life."*

### ***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 property across S. Sunnybrook Boulevard to the west is currently zoned R-1 and is developed with Summit Trail Middle School. Immediately north of the subject property is Millbrooke Elementary School, which retains a CP-2 zoning designation. Across 119<sup>th</sup> Street is a developing townhome community, and to the east is a future commercial center, with a rezoning application on this agenda (RZ20-0009). The schools are primarily constructed of brick, glass, and architectural metal panels, and have flat roofs. The townhome community includes one-story fourplexes constructed of

brick, stone, and stucco. The proposed senior living facility is compatible with the mass, siting, open space, and overall character of the existing uses north of 119<sup>th</sup> Street.

***C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The property immediately north is currently zoned CP-2 and is the site of Millbrooke Elementary School, and the property immediately west is zoned R-1 and is the site of Summit Trail Middle School. The land across 119<sup>th</sup> Street is zoned RP-3 and is developing with townhomes, and the property immediately east has a pending rezoning to the C-2 District on this agenda (RZ20-0009). The proposed rezoning to the R-4 District and preliminary site plan for the senior living facility will provide a transition from lower intensity schools to the future commercial development to the east.

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

The current CP-2 (Planned General Business) District permits a variety of commercial uses however current market demands and trends do not call for large sized commercial activity here. Additional residential development will increase market demands for the commercial activity in the area and of that proposed on the adjacent property.

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

The subject property was rezoned to the CP-2 District in 1998 and has never been developed. The rezoning in 1998 included a related preliminary site development plan with a 45,000 square foot retail building.

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

The proposed rezoning to the R-4 District and related preliminary site development plan for the senior living facility will not detrimentally affect nearby property values. Senior living facilities are a less intense use than general commercial/retail uses which are allowed on the subject property currently. Additionally, separation from existing residential neighborhoods is provided both by Sunnybrook Boulevard to the west and 119<sup>th</sup> Street to the south.

***G. 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.***

A traffic study was submitted and reviewed by the City and found that the trips generated by the senior living facility will not adversely affect the capacity or safety of the road network in the general vicinity. The Institute of Transportation Engineers (ITE) has stated that generally, as the average age of residents increases, the number of trips and parking demand decreases. While the proposal includes 151 dwelling units, it is anticipated that many, if not all of the residents occupying the memory care and assisted care portions of the facility will not drive. Additionally, the services to be

provided by the senior living facility, such as full dining services, salons, libraries, and game rooms on site will further reduce vehicular trips from the development.

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

The proposed development will comply with the requirements of Title 17 of the Olathe Municipal Code, and will not create air pollution, water pollution, noise pollution, or other environmental harm.

***I. The economic impact of the proposed use on the community.***

The senior living facility will increase the property taxes generated on the subject property in addition to providing employment opportunities to residents in the area.

***J. 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.***

If the rezoning were denied, the applicant would not be able to develop the independent living portion of the proposal in the existing CP-2 District. The rezoning facilitates the proposed use and adopts a district that is compatible with surrounding uses. Additionally, the proposed zoning does not negatively impact the public health, safety and welfare as presented.

## **12. Staff Recommendation**

**A. Staff recommends approval of RZ20-0010, Sunnybrook Senior Living Community, for the following reasons:**

1. The proposed development complies with the policies and goals of the *Comprehensive Plan* for Land Use (LUCC-3.1).
2. The proposed development aligns with the goals, policies, and design guidelines of the K-7 Corridor Study.
3. The requested rezoning to the R-4 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.

**B. Staff recommends approval of the rezoning to the R-4 District, as presented.**

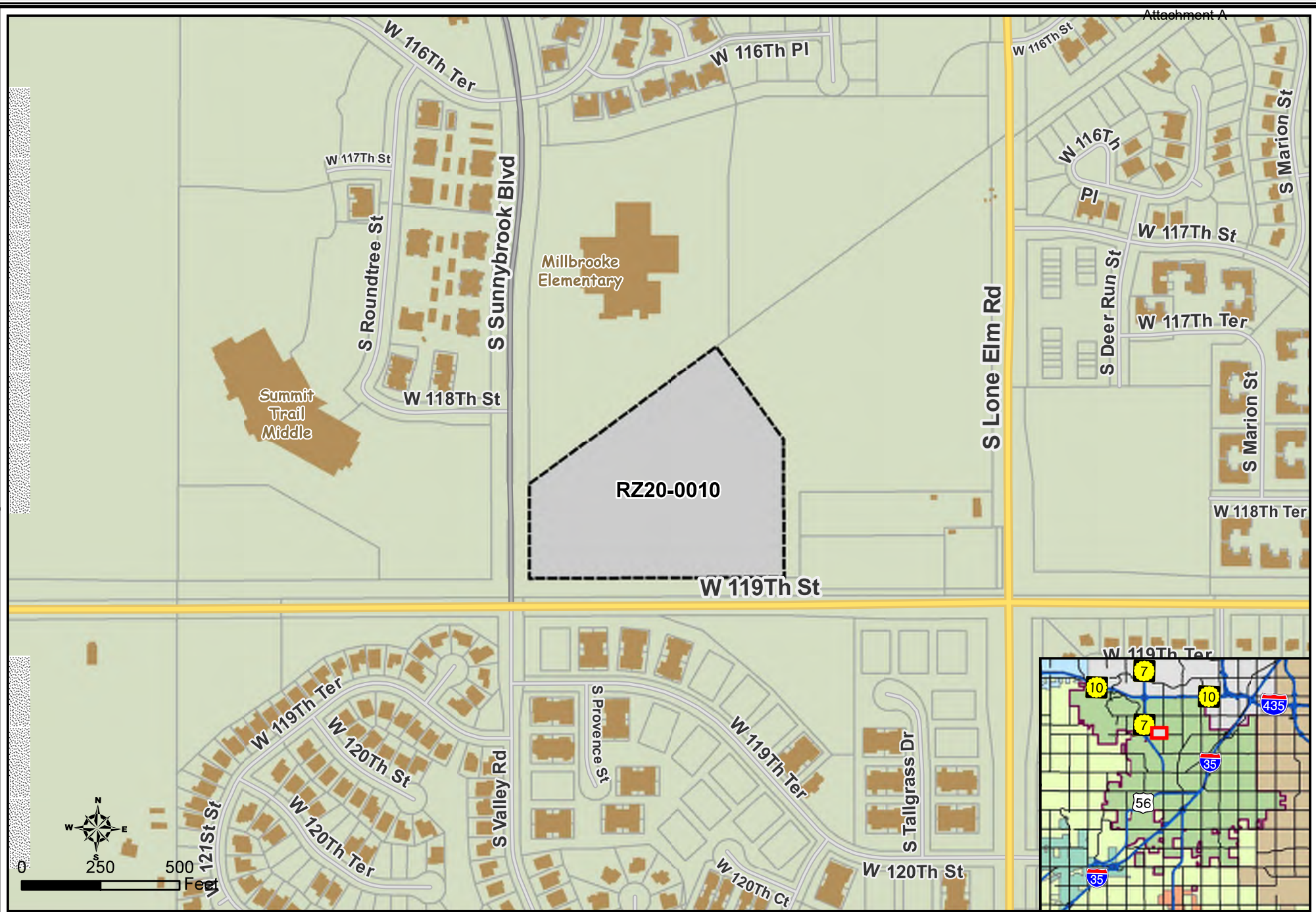
**C. Staff recommends approval of the preliminary site development plan with the following stipulations:**

1. A final site development plan must be approved prior to building permit submittal.
2. Plantings, as approved by Southern Star, will be provided with final site development plan review.
3. A final stormwater management report will be required prior to the issuance of building permits.

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4. All stormwater quality BMPs and detention basins must be in a Permanent Water Quality/Quantity Drainage Easement or Tract.
5. As required by the UDO, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
6. All new on-site wiring and cables must be placed underground.





**SUNNYBROOK SENIOR LIVING**  
**RZ20-0010**



User: JaredMD  
Date: 12/1/2020







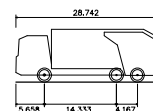


**OLATHE SENIOR LIVING COMMUNITY  
PART OF LOT 2, SUNNYBROOK - 119TH ST. & SUNNYBROOK BLVD.  
VEHICULAR TRACKING PLAN**

REVIEWS			
NO.	DATE	DESCRIPTION	BY
1	10/19/20	CITY COMMENTS	CIA
2	12/02/20	CITY COMMENTS	CIA
3			
4			
5			
6			

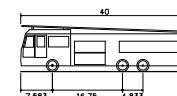
**9/18/20**

**PDP2**



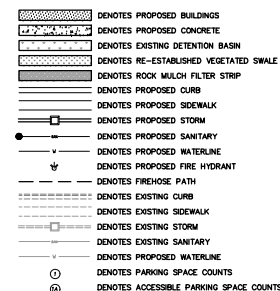
Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft

N.T.S.



<b>E-ONE HP100 Aerial</b>	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

N.T.S.



1" = 50'

0 25 50 100



Prepared By: Payne & Brockway Engineers, P.A.  
P. O. Box 128  
Olathe, Kansas 66051

Prepared For: McKinzie Asset Management  
Company, LLC  
c/o Kurt Kuhlmann  
12248 W 128th Street  
Overland Park, Kansas 66213  
913-962-6990

Developed By: O'Reilly Development  
Company, LLC  
c/o Denise Heintz  
5051 S National Avenue 4-100  
Springfield, Missouri 65810  
417-300-4050

Date Prepared: September 18, 2020



NO.	DATE	REVISION	BY
1	10/19/20	CITY COMMENTS	CTA
2	12/02/20	CITY COMMENTS	CTA
3			
4			
5			
6			
7			

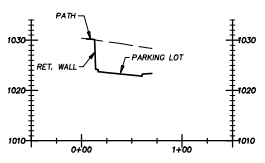
Prepared By: Payne & Brockway Engineers, P.A.  
P. O. Box 128  
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Prepared For: McKinzie Asset Management  
Company, LLC  
c/o Kurt Kullmann  
12248 W 128th Street  
Overland Park, Kansas 66213  
913-962-6990

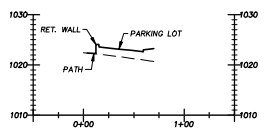
Designed By: O'Reilly Development  
Company, LLC  
c/o Darlene Heintz  
5001 S National Avenue 4-100  
Springfield, Missouri 65810  
417-300-4050

Date Prepared: September 18, 2020

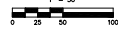
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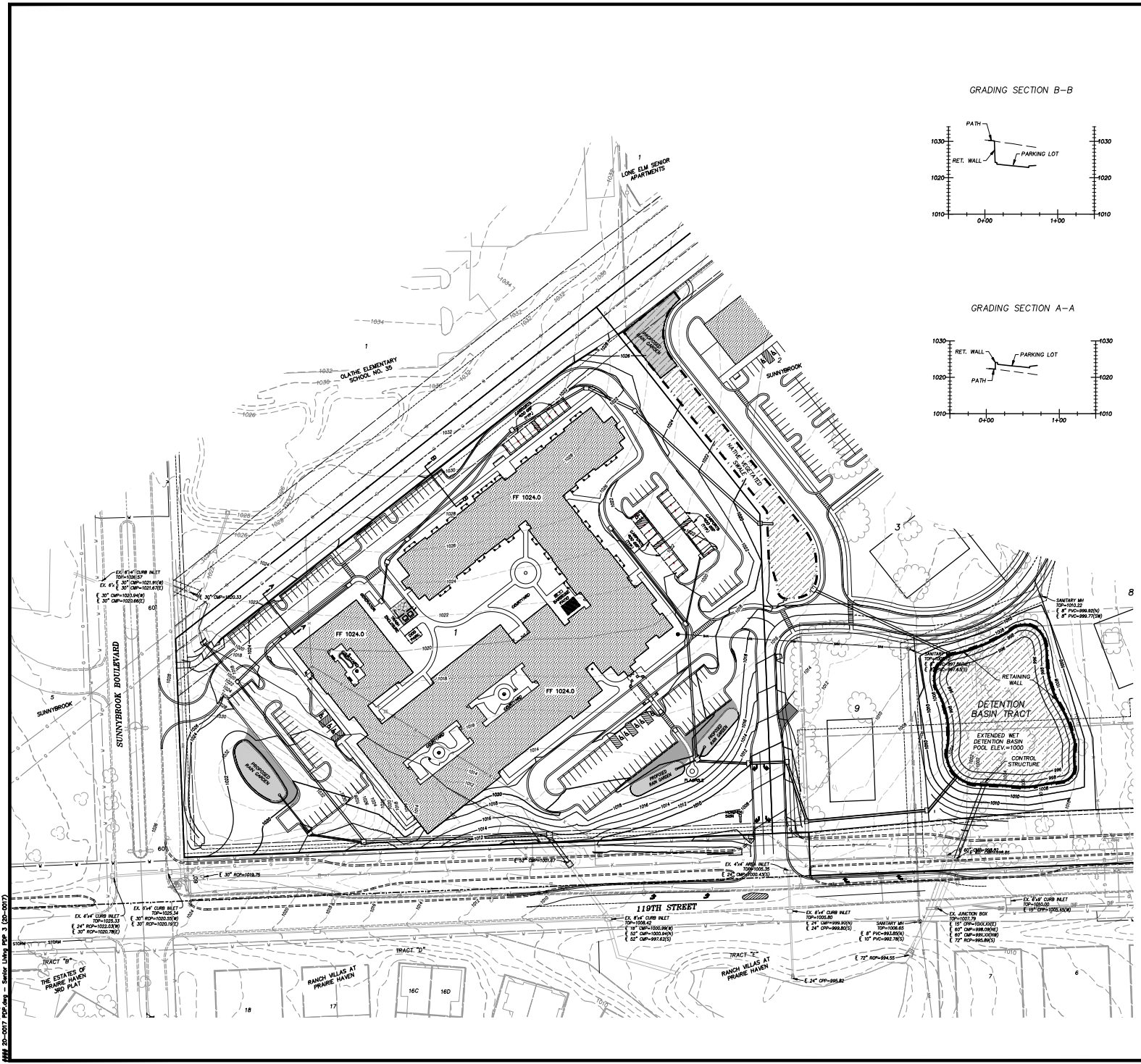
GRADING SECTION A-A



- DENOTES PROPOSED BUILDINGS
- DENOTES PROPOSED CONCRETE
- DENOTES EXISTING DETENTION BASIN
- DENOTES RE-ESTABLISHED VEGETATED SWALE
- DENOTES ROCK MULCH FILTER STRIP
- DENOTES PROPOSED CURB
- DENOTES PROPOSED SIDEWALK
- DENOTES PROPOSED STORM
- DENOTES PROPOSED SANITARY
- DENOTES PROPOSED WATERLINE
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES FIREHOUSE PATH
- DENOTES EXISTING CURB
- DENOTES EXISTING SIDEWALK
- DENOTES EXISTING STORM
- DENOTES EXISTING SANITARY
- DENOTES EXISTING WATERLINE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES ACCESSIBLE PARKING SPACE COUNTS



- DENOTES RIGHT-OF-WAY
- DENOTES SANITARY
- DENOTES FIRE HYDRANT
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES POWER POLE
- DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
- DENOTES CHILLED FLOOR ELEVATION
- DENOTES ROOF DRAIN
- DENOTES FLOOR DRAIN
- DENOTES LANDSCAPE AREA
- DENOTES MANHOLE CONTROL VALVE
- DENOTES HANDICAP PARKING SPACE
- DENOTES WATER LINE
- DENOTES UNDERGROUND POWER LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND STREET LIGHT LINE
- DENOTES EXISTING CONTROLS
- DENOTES EXISTING BUILDING LINE
- DENOTES OVERHANG



PAGE DATE: 10/02/2020  
FILE: 20-0017 PDP.dwg - Senior Living page 3 (20-0017)



LANDSCAPE PLAN NOTES:

- Existing underground (u/g), overhead (o.h.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the contractor to verify existence and location of all utilities before starting any work.
- No substitutions for variety or cultivars shall be accepted without first obtaining written approval from Owner's Representative.
- All plant material shall be of excellent quality, free of disease and infestation, and true to type, variety, size specified, and form per American Nursery Association Standards (260.1).
- All planting beds (including parking lot islands with shrub and ornamental grass plantings) shall receive 3" minimum of shredded hardwood mulch as detailed, unless otherwise noted. In landscape beds, mulch shall be a consistent 3" depth throughout. For trees planted in turf areas, a ring of mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk. Elevation of top of mulch shall be 1/2" below any adjacent pavement.
- Contractor shall thoroughly water in each plant immediately following installation.
- Contractor shall be responsible for calculating all areas of sod and seed and the amounts of each needed for optimum coverage. Quantities on this plan are for reference only.
- Contractor shall install sod in all areas labeled as such on this plan. Sod shall be locally grown and consist of 90% turf-type tall fescue blend with at least 3 varieties of turf-type tall fescue and 10% bluegrass. Source and sample shall be approved by Landscape Architect prior to delivery to site and installation. Sod shall be watered regularly until established and not allowed to dry out.
- Proposed trees shall not be placed over existing or proposed utility service lines or utility easements. It is the contractor's responsibility to understand utility locations and have them marked during planning operations. If utility is damaged during planting, contractor is responsible for notifying the general contractor and owner of utility and paying for repair of the damaged utility.
- A fully automated irrigation system will be supplied for this project by the Contractor. Design shall be provided by the contractor and approved by the Landscape Architect prior to ordering materials or installing any aspect of the irrigation system. Irrigation system shall consist of top, blackflow, smart controller, heads, pipe, valves, wire, flow sensing, weather station, and any other feature to give the most efficient and comprehensive system as deemed necessary by the Owner and Landscape Architect. System shall cover all areas designated as turf or landscape beds. Turf, trees and shrubs shall all be on separate zones so they can be watered at different rates. Submit all irrigation plans to the Landscape Architect for approval.
- No trees shall be planted within 15 feet of a street or parking lot light pole.
- All land area which is not paved or covered by buildings will be brought to finished grade, and planted with turf.
- At least one-third of plantings must be evergreen species.
- Plant materials must be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
- Trees must not be placed within utility easements, but within adjacent areas that do not conflict with such public easements and meet site landscaping requirements.
- The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
- Plant materials which exhibit evidence of insect pests, disease, and/or damage must be appropriately treated. Dead plants must be promptly removed and replaced.
- The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
- All exterior-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 from all adjacent streets and residentially developed or zoned properties. Screening must be accomplished with landscaping, screen walls, building elevation, or a combination of these methods.
- All ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with three-sided landscaping or an architectural treatment compatible with the building architecture.
- All landscape areas must be provided with a readily available water supply with at least one (1) outlet within 100 feet of the plants to be maintained. The use of nonpotable water for irrigation purposes will be encouraged.
- Irrigation systems must be continuously maintained in working order and be designed so as not to overlap water zones, or to water impervious areas.
- No irrigation system will be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.
- The height of any plantings used for screening must be at least the height of the equipment it is proposed to screen at the time of planting.

LANDSCAPE CODE CALCULATIONS:

STREET TREES (1 TREE PER 40 LF FRONTAGE)  
119th ST (Arterial) - 808 LF FRONTAGE / 40 =  
21 TREES (21 PROPOSED)  
SUNNYBROOK BLVD (Collector) - 300.21 LF  
FRONTAGE / 40 = 8 TREES (8 PROPOSED)

PARKING PERIMETER - CONTINUOUS SHRUB  
SCREEN TO 3' (PROVIDED)  
NOTE: IF PLANTINGS ARE NOT 36" AT TIME OF  
PLANTING, BERM UP THE PLANTING AREA SOIL  
TO ACHIEVE 36" TALL SCREENING.


PARKING INTERIOR - 1 TREE PER ISLAND  
(PROVIDED)

FOUNDATION PLANTINGS - 25% OF FACADE  
FACING ROW OR PARKING (PROVIDED - MUST BE  
IRRIGATED)

BUFFERS:  
NORTH - 1,078.58 LF - BUFFER TYPE 5B  
75' Buffer Width (Variance Requested)  
EAST - 1,209.84 LF - BUFFER TYPE 3  
12 SHADE + 12 EVERGREEN + 8  
ORNAMENTAL + 280 SHRUBS  
SOUTH - 660 LF - BUFFER TYPE 3 WITH  
STREET SEPARATION  
27 SHADE / EVERGREEN + 9  
ORNAMENTAL  
WEST - 800.76 LF - BUFFER TYPE 3 WITH  
STREET SEPARATION  
10 SHADE / EVERGREEN + 4  
ORNAMENTAL

PLANT SCHEDULE SENIOR LIVING

	<b>FOUNDATION PLANTING BEDS</b>	<b>8,507 sf</b>
	Buxus microphylla koreana 'Wintergreen' / Korean Boxwood Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Hibiscus moscheutos 'Berrylicious' / Lavender Rose Mallow Hydrangea paniculata 'Baili' TM / Quick Fire Hydrangea Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea Ilex x meserveae 'China Girl' TM / China Girl Holly Miscanthus sinensis 'Gracelia' / Gracelia Maiden Grass Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac	





	<b>PARKING LOT PERIMETER</b>	2,524 sf
	Chaenomeles x 'Double Take' TM / Double Take Quince	
	Eucornus klatschovicus 'Manhattan' / Manhattan Eucornus	



DENOTES PROPOSED BUILDINGS
DENOTES PROPOSED CONCRETE
DENOTES EXISTING DETENTION BASIN
DENOTES RE-ESTABLISHED VEGETATED SWALE
DENOTES ROCK MULCH FILTER STRIP

PLANT SCHEDULE SENIOR LIVING

EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CA	12	Cedrus atlantica 'Glaucua'	Blue Atlas Cedar	6' H.	B&B / Cont.
	JA	7	Juniperus virginiana 'Taylor'	Taylor Juniper	6' H.	B&B / Cont.
	PT	31	Picea abies	Norway Spruce	6' H.	B&B / Cont.
	TP	13	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' H.	B&B / Cont.

ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CC	26	Cercis canadensis	Eastern Redbud	1" Cal.	B&B / Cont.
	CJ	21	Cornus controversa 'June Snow-JFS'	June Snow Dogwood	1" Cal.	B&B / Cont.
	CR	16	Cornus x 'Rhapsody' TM	Shellar Pink Dogwood	1" Cal.	B&B / Cont.
	MV	17	Magnolia virginiana	Sweet Bay Magnolia Clump	6' H.	B&B / Cont.

	MR	3	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1" Cal.	B&B / Cont.
	MS	7	Malus x 'Sugar Tyme'™	Sugar Tyme Crabapple	1" Cal.	B&B / Cont.
	QN	22	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	1" Cal.	B&B / Cont.
	AU	5	Acer truncatum x palmatoides 'JFS-KW187'	Urban Sunset Maple	2.5" Cal.	B&B

	QB	5	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	UJ	12	Ulmus americana 'Jefferson'	American Elm	2.5" Cal.	B&B
<b><u>STREET TREES</u></b>						
	<b><u>CODE</u></b>	<b><u>QTY</u></b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	<b><u>SIZE</u></b>	<b><u>CONTAINER</u></b>
	AF	10	Acer x threemani 'Jeffery' TM	Autumn Blaze Freeman Maple	2" Cal.	B&B / Cont.
	GE	8	Gymnocladus dioica 'Espresso'	Espresso Kentucky CoffeeTree	2" Cal.	B&B / Cont.

SHRUB PLANTING NOTE:

- Shrub layout will be provided at FDP submittal.

SPECIAL OLATHE SCREENING NOTE:

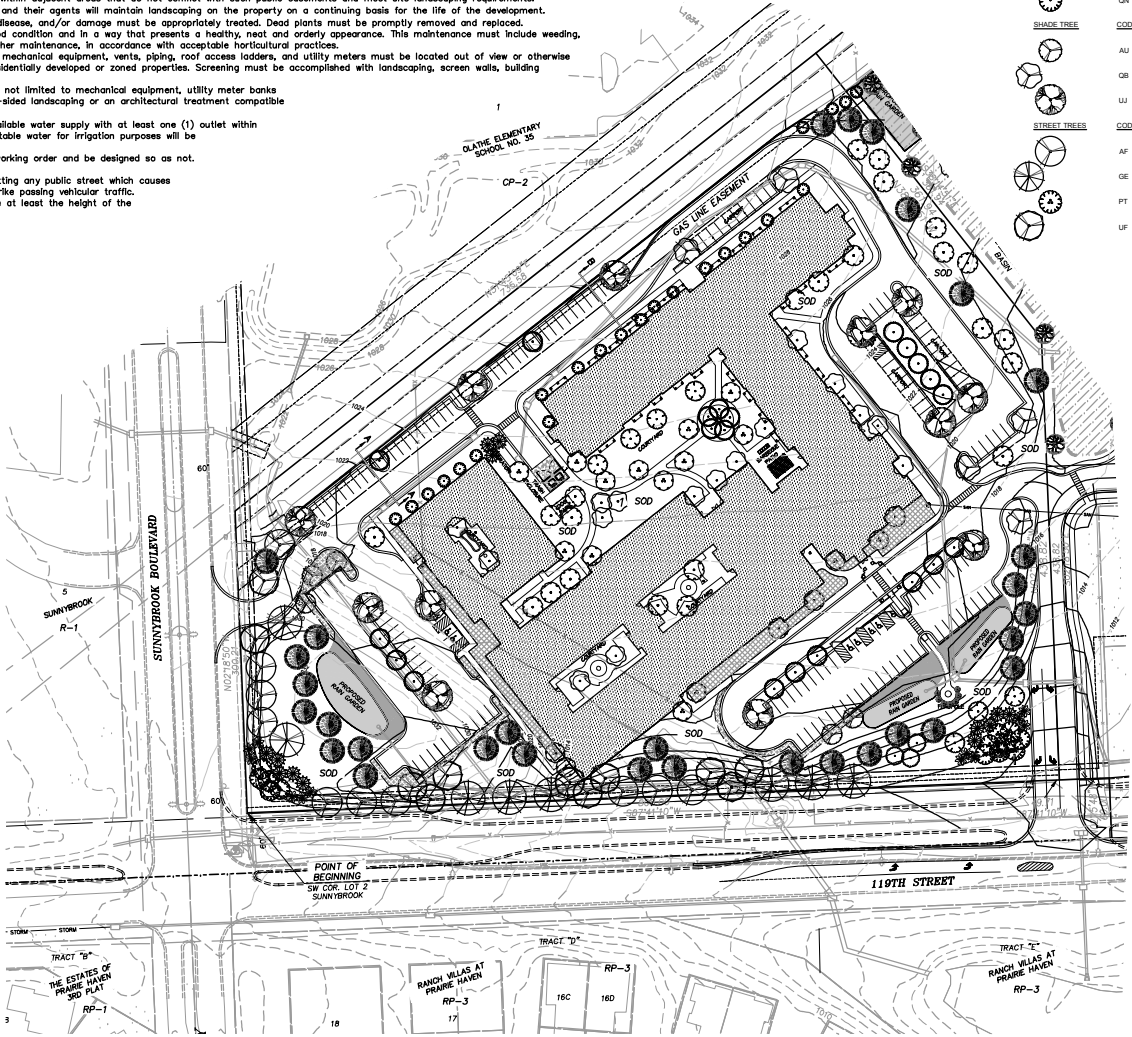
- Contractor shall screen to full height all wall and ground mounted utility boxes or panels from visibility.

RAIN GARDEN PLANTINGS:

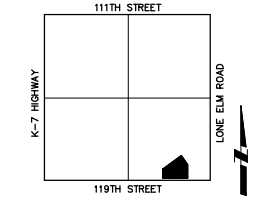
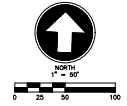
Cornus alba / Ivory Halo Dogwood  
Iris versicolor / Blue Flag Iris

DETENTION BASIN PLANTINGS:

Panicum virgatum / Switchgrass



1 LANDSCAPE PLAN  
1" = 50'



119TH STREET  
LOCATION MAP  
SEC. 15, T13S, R23E

Prepared By: Chad D. Weinand Landscape Architecture  
1517 W. 157th Terr.  
Olathe, Kansas 66062  
913-884-3738

Prepared For: McKinzie Asset Management Company, LLC  
c/o Kurt Kulemann  
12248 W 128th Street  
Overland Park, Kansas 66213  
913-962-6990

Developed By: O'Reilly Development Company, LLC  
c/o Denise Heintz  
5051 S National Avenue 4-100  
Springfield, Missouri 65810  
417-300-4050

Date Prepared: September 18, 2020



Chad D. Weinand, P.L.A., ASLA  
Landscape Architecture  
15173 W. 157th Terrace, Olathe, Kansas 66062  
913-884-3738 | cweinand@cdwland.com  
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This architectural elevation drawing shows the front facade of a long, single-story building with multiple gabled sections. The drawing includes numerous labels for roof pitches (e.g., W/OH, G7-24/00-90, G6-48/00-90) and window specifications (e.g., W/OH, G7-48/43-81, G7-48/43-81). Dimensions are provided along the bottom baseline, indicating the horizontal distance between various points on the facade.

Feature	Label / Dimension
Roof Pitch (Leftmost)	W/OH
Window Specification (Leftmost)	G6-24/00-90
Window Specification (Leftmost)	G7-48/43-81
Window Specification (Leftmost)	G4-19/00-90
Roof Pitch (Section 1)	G7-24/00-90
Roof Pitch (Section 1)	G6-48/00-90
Roof Pitch (Section 1)	W/OH
Roof Pitch (Section 2)	G7-24/00-90
Roof Pitch (Section 2)	G6-48/00-90
Roof Pitch (Section 2)	W/OH
Roof Pitch (Section 3)	G7-24/00-90
Roof Pitch (Section 3)	G6-48/00-90
Roof Pitch (Section 3)	W/OH
Roof Pitch (Section 4)	G7-24/00-90
Roof Pitch (Section 4)	G6-48/00-90
Roof Pitch (Section 4)	W/OH
Roof Pitch (Section 5)	G7-24/00-90
Roof Pitch (Section 5)	G6-48/00-90
Roof Pitch (Section 5)	W/OH
Roof Pitch (Section 6)	G7-24/00-90
Roof Pitch (Section 6)	G6-48/00-90
Roof Pitch (Section 6)	W/OH
Roof Pitch (Section 7)	G7-24/00-90
Roof Pitch (Section 7)	G6-48/00-90
Roof Pitch (Section 7)	W/OH
Roof Pitch (Section 8)	G7-24/00-90
Roof Pitch (Section 8)	G6-48/00-90
Roof Pitch (Section 8)	W/OH
Roof Pitch (Section 9)	G7-24/00-90
Roof Pitch (Section 9)	G6-48/00-90
Roof Pitch (Section 9)	W/OH
Roof Pitch (Section 10)	G7-24/00-90
Roof Pitch (Section 10)	G6-48/00-90
Roof Pitch (Section 10)	W/OH
Roof Pitch (Section 11)	G7-24/00-90
Roof Pitch (Section 11)	G6-48/00-90
Roof Pitch (Section 11)	W/OH
Roof Pitch (Section 12)	G7-24/00-90
Roof Pitch (Section 12)	G6-48/00-90
Roof Pitch (Section 12)	W/OH
Roof Pitch (Section 13)	G7-24/00-90
Roof Pitch (Section 13)	G6-48/00-90
Roof Pitch (Section 13)	W/OH
Roof Pitch (Section 14)	G7-24/00-90
Roof Pitch (Section 14)	G6-48/00-90
Roof Pitch (Section 14)	W/OH
Roof Pitch (Section 15)	G7-24/00-90
Roof Pitch (Section 15)	G6-48/00-90
Roof Pitch (Section 15)	W/OH
Roof Pitch (Section 16)	G7-24/00-90
Roof Pitch (Section 16)	G6-48/00-90
Roof Pitch (Section 16)	W/OH
Roof Pitch (Section 17)	G7-24/00-90
Roof Pitch (Section 17)	G6-48/00-90
Roof Pitch (Section 17)	W/OH
Roof Pitch (Section 18)	G7-24/00-90
Roof Pitch (Section 18)	G6-48/00-90
Roof Pitch (Section 18)	W/OH
Roof Pitch (Section 19)	G7-24/00-90
Roof Pitch (Section 19)	G6-48/00-90
Roof Pitch (Section 19)	W/OH
Roof Pitch (Section 20)	G7-24/00-90
Roof Pitch (Section 20)	G6-48/00-90
Roof Pitch (Section 20)	W/OH
Roof Pitch (Section 21)	G7-24/00-90
Roof Pitch (Section 21)	G6-48/00-90
Roof Pitch (Section 21)	W/OH
Roof Pitch (Section 22)	G7-24/00-90
Roof Pitch (Section 22)	G6-48/00-90
Roof Pitch (Section 22)	W/OH
Roof Pitch (Section 23)	G7-24/00-90
Roof Pitch (Section 23)	G6-48/00-90
Roof Pitch (Section 23)	W/OH
Roof Pitch (Section 24)	G7-24/00-90
Roof Pitch (Section 24)	G6-48/00-90
Roof Pitch (Section 24)	W/OH
Roof Pitch (Section 25)	G7-24/00-90
Roof Pitch (Section 25)	G6-48/00-90
Roof Pitch (Section 25)	W/OH
Roof Pitch (Section 26)	G7-24/00-90
Roof Pitch (Section 26)	G6-48/00-90
Roof Pitch (Section 26)	W/OH
Roof Pitch (Section 27)	G7-24/00-90
Roof Pitch (Section 27)	G6-48/00-90
Roof Pitch (Section 27)	W/OH
Roof Pitch (Section 28)	G7-24/00-90
Roof Pitch (Section 28)	G6-48/00-90
Roof Pitch (Section 28)	W/OH
Roof Pitch (Section 29)	G7-24/00-90
Roof Pitch (Section 29)	G6-48/00-90
Roof Pitch (Section 29)	W/OH
Roof Pitch (Section 30)	G7-24/00-90
Roof Pitch (Section 30)	G6-48/00-90
Roof Pitch (Section 30)	W/OH
Roof Pitch (Section 31)	G7-24/00-90
Roof Pitch (Section 31)	G6-48/00-90
Roof Pitch (Section 31)	W/OH
Roof Pitch (Section 32)	G7-24/00-90
Roof Pitch (Section 32)	G6-48/00-90
Roof Pitch (Section 32)	W/OH
Roof Pitch (Section 33)	G7-24/00-90
Roof Pitch (Section 33)	G6-48/00-90
Roof Pitch (Section 33)	W/OH
Roof Pitch (Section 34)	G7-24/00-90
Roof Pitch (Section 34)	G6-48/00-90
Roof Pitch (Section 34)	W/OH
Roof Pitch (Section 35)	G7-24/00-90
Roof Pitch (Section 35)	G6-48/00-90
Roof Pitch (Section 35)	W/OH
Roof Pitch (Section 36)	G7-24/00-90
Roof Pitch (Section 36)	G6-48/00-90
Roof Pitch (Section 36)	W/OH
Roof Pitch (Section 37)	G7-24/00-90
Roof Pitch (Section 37)	G6-48/0

[illegible][illegible][illegible]

**EXPLANATION GENERAL NOTES**

- A. ALL ROOFTOP & GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE SLOTTED.
- B. ALL MECHANICAL ROOF VENTS ARE TO BE PAINTED TO MATCH THE ROOF COLOR.
- C. ROOF OVERHANGS ARE TYPICAL 16".
- D. ALL FIBER CEMENT SIDING IS TO BE FIELD PAINTED COLOR TO BE SELECTED BY OWNER/ARCHITECT.
- E. ALL OUTSIDE CORNERS OF FIBER CEMENT SIDING IS TO RECEIVE 6" TRIM. INSIDE CORNERS TO RECEIVE 4" TRIM.
- F. WINDOWS & DOORS AT SIDING TO RECEIVE MIN 6" TRIM.
- G. SIDING AT STONE TO RECEIVE STONE SILL & STONE TRIM AT THE HEAD.
- H. ROOF AT STUCCO TO RECEIVE STUCCO TRIM AT PERIMETER.

A. ARCHITECTURAL: THIS SIGN VENDOR:  
TYPE 1 REFER TO SPECIFICATIONS.

B. NEW SIGN: SPLIT PANEL:  
SPLIT: MATRIX 12:  
MOUNTING: MED. OR EQUAL. COLOR TO BE SELECTED  
FROM MANUFACTURERS' FULL RANGE OF COLORS.

C. ALUM. STOREFRONT: MED. BRONZE AT ALL DOORS.  
MOUNTING: MED. BRONZE. AL. 1/4" PROVIDE MDO  
GRAND FRP DOORS.

D. PANDAS: BRONZE  
PANDAS: BRONZE

E. OUTFITTERS & DOWNPOUNTS: COLOR TO BE SELECTED  
FROM MANUFACTURERS' FULL RANGE OF COLORS.

F. FIBER GLASS SIGN: BRONZE  
1. FIBER CEMENT LAMP: JAMES HARDIE: HARDIE PLANT  
SMOOTH: SMOOTH

G. FIBER GLASS SIGN: VERTICAL: JAMES HARDIE: SHOOT  
PANEL, ALUM. SHOOT: BATTENS AT 12" O.C.  
H. FIBER GLASS SIGN: HORIZONTAL: JAMES HARDIE:  
HARDIESHED: STAGGERED EDGE PANEL.

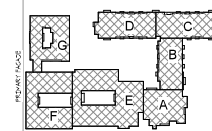
I. FIBER CEMENT SIGN: JAMES HARDIE: SHOOT,  
ALUM. SHOOT: BATTENS AT 12" O.C.

J. FIBER GLASS SIGN: CORNER SURROUNDING: 1 CORNER TRIM TO  
NOM. 6" WIDE.

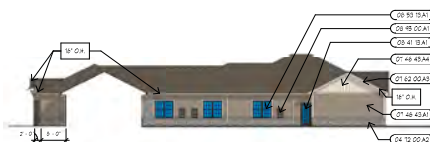
## BUILDING ELEVATIONS

PROJECT NO.:2003

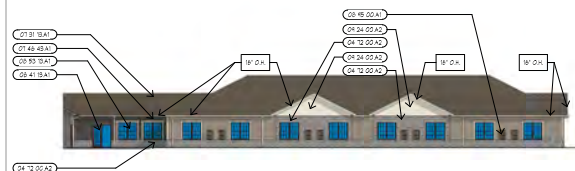
## A2.1

KEY PLAN 

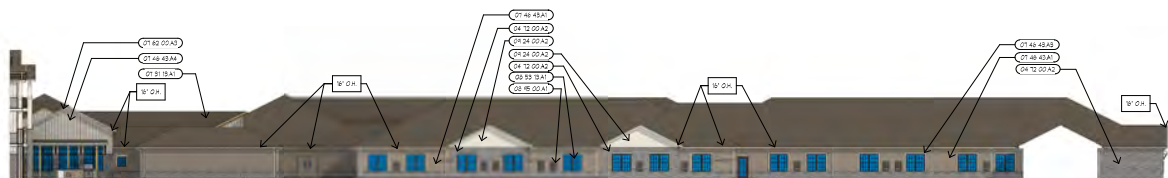
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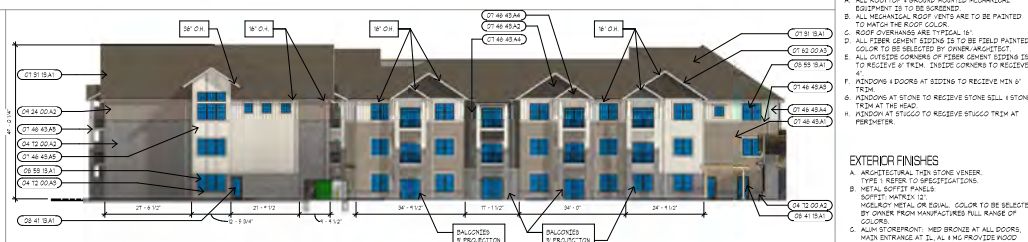
J4 SOUTH ELEVATION - MC  
1/16" = 1'-0"



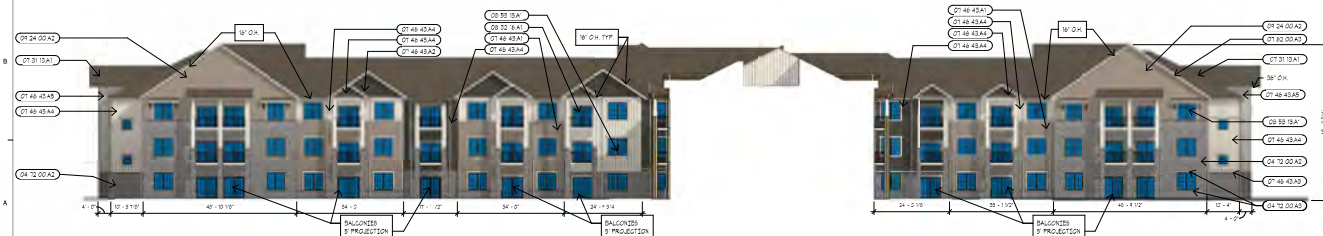
G4 EAST ELEVATION - MC  
1/16" = 1'-0"



E9 NORTH ELEVATION - AL  
 $\frac{1}{16"} = 10'$



C6 WEST ELEVATION - IL  
1/16" = 1'-0"



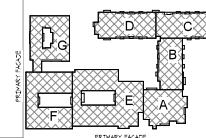
A10 SOUTH ELEVATION - IL  
1/16" = 1'-0"

ELEVATION GENERAL NOTES

- ELEVATION GENERAL NOTES**
- A. ALL ROOFTOP & GROUND MOUNTED MECHANICAL EQUIPMENT IS TO BE GROUND.
  - B. ALL MECHANICAL ROOF DECKS ARE TO BE PAINTED TO MATCH THE ROOF COLOR.
  - C. ROOF OVERHANGS ARE TYPICAL 15".
  - D. ALL FIBER CEMENT SIDING IS TO BE FIELD PAINTED COLOR TO BE SELECTED BY OWNER/ARCHITECT.
  - E. ALL OUTSIDE CORNERS OF FIBER CEMENT SIDING IS TO RECEIVE 6" TRIM. INSIDE CORNERS TO RECEIVE 4".
  - F. WINDOWS & DOORS AT SIDINGS TO RECEIVE MIN 6" TRIM.
  - G. WINDOWS AT STONE TO RECEIVE STONE SILL & STONE TRIM AT THE HEAD.
  - H. WINDOW AT STUCCO TO RECEIVE STUCCO TRIM AT

## EXTERIOR FINISHES

- CATERPILLAR FINISHES**
1. STONE VENEER  
TYPE 1 REFER TO SPECIFICATIONS.
2. MATEL. SOTTIT PANELS  
SOTTIT MATCHES 12"  
MCELT. METAL OR EQUAL. COLOR TO BE SELECTED BY OWNER FROM MANUFACTURERS FULL RANGE OF COLORS.
3. ALUM. STROBFRONT: MET. BRONZE AT ALL DOORS, MET. ENTRANCE AT L.A. & MC PROVIDE WOOD GRASS DOORS.
4. KNOCKERS: BRONZE
5. DOOR KNOCKERS: BRONZE  
BUTTERS: KNOCKDOWN. COLOR TO BE SELECTED FROM MANUFACTURERS FULL RANGE OF COLORS.
6. FIBER CEMENT PLANT: JAMES HARDIE, HARDIE PLANT SMOOTH, LAR SIDING.
7. FIBER CEMENT VERTICAL: JAMES HARDIE, HARDIE PLANT SMOOTH, BATTENS AT 12".
8. FIBER CEMENT SHINGLE: JAMES HARDIE, HARDIE PLANT SHAGBARK.
9. FIBER CEMENT T&G: JAMES HARDIE, HARDIE PLANT SMOOTH, T&G.
10. FIBER CEMENT TRIM: JAMES HARDIE, HARDIE PLANT SMOOTH, LAR SIDING.
11. ALL KNOCK & DOOR SURROUNDING: CORNER TRIM TO MATCH.

KEY PLAN 

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PROJECT NO.:2003

## A2.2

ISSUE DATE:  
9/18/20  
REVISTIONS:

## BUILDING ELEVATIONS





ARCHITECTURAL CORPORATION  
KANSAS LICENSE NO. A-545

OLATHE SENIOR LIVING COMMUNITY  
119TH ST. & LONE ELEM RD.  
OLATHE, JOHNSON COUNTY, KANSAS

STARK WILSON DUNCAN ARCHITECTS INC.  
315 NICHOLS ROAD STE 228 - KANSAS CITY, MO 64112 - T 816.531.1698 F 816.532.1978

SEAL  
ARCHITECT - BARRY G. K. WILSON  
5492

BUILDING  
ELEVATIONS-  
COURTYARDS

ISSUE DATE:  
9/18/20  
REVISIONS:

PROJECT NO. 2003

A2.3

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KEYNOTES	
NUMBER	DESCRIPTION
01 31 0A1	PAVILION CLADDING, HORIZONTAL BRICK, 01 31 0A1
01 46 43A1	PERFORATED BRICK, 01 46 43A1
01 46 43A2	HORIZONTAL LAM, 01 46 43A2
01 46 43A3	PERFORATED BRICK, 01 46 43A3
01 82 00A2	PRE-FINISHED METAL PANEL, 01 82 00A2
02 41 0A1	ALUMINUM EXTRUSION, 02 41 0A1
02 41 0A2	PRE-FINISHED METAL PANEL, 02 41 0A2
02 41 0A3	PRE-FINISHED METAL PANEL, 02 41 0A3
02 41 0A4	PRE-FINISHED METAL PANEL, 02 41 0A4
02 41 0A5	PRE-FINISHED METAL PANEL, 02 41 0A5
02 41 0A6	PRE-FINISHED METAL PANEL, 02 41 0A6
02 41 0A7	PRE-FINISHED METAL PANEL, 02 41 0A7
02 41 0A8	PRE-FINISHED METAL PANEL, 02 41 0A8
02 41 0A9	PRE-FINISHED METAL PANEL, 02 41 0A9
02 41 0A10	PRE-FINISHED METAL PANEL, 02 41 0A10
02 41 0A11	PRE-FINISHED METAL PANEL, 02 41 0A11
02 41 0A12	PRE-FINISHED METAL PANEL, 02 41 0A12
02 41 0A13	PRE-FINISHED METAL PANEL, 02 41 0A13
02 41 0A14	PRE-FINISHED METAL PANEL, 02 41 0A14
02 41 0A15	PRE-FINISHED METAL PANEL, 02 41 0A15
02 41 0A16	PRE-FINISHED METAL PANEL, 02 41 0A16
02 41 0A17	PRE-FINISHED METAL PANEL, 02 41 0A17
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OLATHE SENIOR LIVING COMMUNITY  
119TH ST. & LONE ELEM RD.  
OLATHE, JOHNSON COUNTY, KANSAS

STARK WILSON DUNCAN ARCHITECTS INC.  
1000 WILSON BLVD. STE. 200, WILSON, MD 21158  
T. 410.504.4000 FAX 410.504.4078

SEAL  
ARCHITECT - TIMOTHY O. K. WILSON  
5492

## RENDERINGS

ISSUE DATE:  
9/18/20  
REVISIONS:

PROJECT NO.:2003

### A3.1

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G4 IL - EAST SIDE - FROM NORTH



D12 IL - EAST SIDE - FROM SOUTH



D6 IL - NORTH SIDE



A12 MCAL - WEST SIDE



A6 MCAL - SOUTH SIDE - FROM WEST



# **Payne & Brockway, P.A.**

**CIVIL ENGINEERS & LAND SURVEYORS**

Attachment  
MARK HUBBARD, P.E.  
GERALD CONN, L.S.

CARMAN G. PAYNE, P.E. (1892-1963)  
S.H. BROCKWAY, P.E. (1907-1989)  
LEE MEIREIS, R.L.S. (1933-2010)  
ED YOUNG, P.E., R.L.S. (1936-2011)  
MIKE HOWELL, R.L.S. (RETIRED)  
JOHNNY RAY, R.L.S. (RETIRED)

December 2, 2020

Zachary Moore, Planner II  
Planning Department  
City of Olathe  
P.O. Box 768  
Olathe, KS 66051-0768

RE: Olathe Senior Community – RZ20-0010

Dear Mr. Moore:

On Wednesday, November 18, 2020 at 6:00 pm a neighborhood meeting for Olathe Senior Community was held via a Zoom meeting. Notices were mailed on November 3, 2020 with the information to sign into the meeting at the scheduled time.

The following are the neighbors that attended the meeting:

VOTYPKA, MICHAEL E. 21702 W 119TH TER # 1101 OLATHE, KS 66061		
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Todd: Hi, we are having another neighborhood meeting to meet the procedural requirement that had not be met before. Nothing has changed on the plans since the last meeting. We will give a short presentation and then we will open it up for questions. When you do ask a question please state your name and address so that we can log that information and have an accurate summary of the meeting. With us tonight we have Scott Auman who is with SDW Architects, Pete Heaven representing the developer and Linda Gerber who is our Administrative Secretary who will taking notes for the meeting. I am going to give it to Scott Auman

Scott: Todd, do you want to share the screen, or I am not sure what I want to do here?

Todd: Do you want to go with the presentation, or do you want to just show slides?

Scott: Michael has seen this presentation before and Michael it is basically the same information that we have. O'Reilly Development has been developing these Senior Communities through out the Kansas City Metropolitan areas as well as across the state of Missouri. We are looking forward to being part of this community. This project will consist of full continuum of care community which has 91 independent living units, 44 assisted living units and 18 memory care units. The assisted living and the memory care units portions of the community will be licensed by the State of Kansas and so we have to go through a few steps to get the licensing. The independent

City of Olathe Planning Department  
 Zachary Moore, Planner II  
 RE: Olathe Senior Community – RZ20-0010  
 December 2, 2020  
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living will be a 3-story structure and the assisted living and memory care will all be 1 story. Throughout the community there is a mixed of studio, 1- and 2-bedroom units. Amenities that we typically put in these communities consists of full salons for residents to use, demonstration kitchens, living space and community gathering spaces, theaters, a full dining facility for each component, a full commercial kitchen and then we also develop some outside areas for residents to gather and get to get together with friends and family. The exterior materials we typically use for these facilities includes a faux stone veneer and varying types of fiber cement siding, lap siding and vertical board and back and a shake style. It gives the opportunity that we can vary up the elevations and create some depth in texture around the building. That is pretty much all I have at this point, unless there are any questions from Michael or Todd or anyone else.

Todd: It looks like Mike might be the only one that is in the meeting tonight. I want to commend you for your dedication.

Mike: I want to know if there are any questions about changes in what was previously discussed on the 15<sup>th</sup> of October and apparently there is not. It is going to be a short meeting from my perspective. Most of my questions were on the 119<sup>th</sup> and Lone Elm development, the commercial side. So, this looks pretty cool. It butts up against the school boundary there north of it but there is no green space in between there is there?

Todd: If you look at this area here (showing on screen what area they are referring to) is basically the northerly curb line of the site.

Mike: Everything north of that is the school, correct?

Todd: This area (pointed to on screen) the lot lines you can see here, that is the outline of the school parking lot. There is essentially green space between that parking lot on the south easterly side through this area. Mike I think you asked a question in October regarding the trees I'll pull up the landscape plan, I just need to get there it will just take me a minute to go find it. It was updated when we addressed some earlier comments from the city.

Scott: Michael along that same area that Todd was showing, we do have a trail/sidewalk back there.

Mike: Which is good. Is that going to be open to the school property, where people can walk across that green space where they can get into the parking lot or is that going to be fenced off or restricted in any way?

Todd: Can you see this landscape plan Mike?

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Zachary Moore, Planner II  
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December 2, 2020  
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Mike: Yes

Todd: So, to answer your question about access the school property, there will not be any direct access to the school from the path that sets along the north side of this property. Part of the reason is the school has a storm water swale that runs along its south property line (showing drawing on screen) that is their required storm water treatment. There is a detention basin that sits right in this area for the school (pointing out location on the landscape plan showing on the screen). The connection, from this property to the school, we would not be able to meet the ADA requirements, plus there was not any conversation with the school about that connection. I believe there would be a little bit of push back from Southern Star, going across their pipelines. Those are the reason why it is difficult to make the connection.

Mike: I was just concerned about the fact that I have a granddaughter going to school there and I would not want people from the home crossing over, not that there would be any trouble there, it is just a safety precaution.

Scott: Absolutely

Todd: If there were any persons from the school, parents, grandparents or students that wanted to go through this trail, once constructed, they would be able to use the public sidewalk and then use this trail to go from Sunnybrook to Lone Elm. Maybe it's quicker way for them to get to the school if they were walking verses going all the way around by the roads.

Mike: By the way, just for the record I live at 2170 W 119<sup>th</sup> Terrace just across 119<sup>th</sup> Street in the Grayson Place Ranch Villas, more towards the east of this particular site boundary, but for the record for Linda.

Todd: We appreciate that, so are you near the pond that is in the Villas.

Mike: Well we are actually southeast of the pond. Which is nice out here. Ok, all my questions are answered right now.

Scott: We sure appreciate your participation once again.

Mike: I wish more people from our area would be more interested in it because I think it is going to have a definite impact of traffic, a change in mix of what is going on out there. We have the 2 schools right there and of course we are going to have the cross walks. They will be going right threw that area once it is developed. You never know, but I think more concern is about what is going to happen on 119<sup>th</sup> Street & Lone Elm, so this looks pretty clear cut. Lets just hope we don't have a John Knox Village Form Lee's Summit in there in 2 years.

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Scott: The operator that is involved with it do a really good job with the safety of their residents. That is one of their top concerns and they really have been on top of all their COVID-19 responses and the measures that they take their staff and residents is top notch. So, we appreciate what they have been doing, because it is hard, it is a difficult time to navigate right now.

Mike: Who knows I might be in there in another few years.

Scott: Well we can set you up with the right people.

Mike: Not that I want to. I hear the soaring cost of elderly care. I don't like it.

Scott: By the time you out weigh some of the amenities that they are giving with these wellness fitness rooms and swimming pool that we incorporate into the facilities, the meals, the utilities are basically paid with the rent and everything. You start weighing that all in together and it is like it may not be a bad deal.

Mike: We have looked at village co-ops and some of the other places. I know we have a friend in Aberdeen. You know you buy into these places and they guarantee a certain amount of return on what you invested in the townhouse so to speak and they have a lot of amenities to but, I tell you the cost of elder care is just soaring.

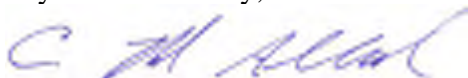
Scott: It really is.

Mike: I hate to say it but this is going to be a short meeting.

Scott: That sounds right to me. It has been a long day.

Todd: I appreciate it and since there is nobody on that wants to ask questions and if you are satisfied Mike. We will just close out the meeting.

Submitted by:  
Payne & Brockway, P.A.



Todd Allenbrand



# **Payne & Brockway, P.A.**

**CIVIL ENGINEERS & LAND SURVEYORS**

Mark Huggins, P.E.  
Gerald Conn, L.S.

Carman G. Payne, P.E. (1892-1963)  
S.H. Brockway, P.E. (1907-1989)  
Lee Meireis, R.L.S. (1933-2010)  
Ed Young, P.E., R.L.S. (1936-2011)  
Mike Howell, R.L.S. (Retired)  
Johnny Ray, R.L.S. (Retired)

October 26, 2020

Zachary Moore, Planner II  
Planning Department  
City of Olathe  
P.O. Box 768  
Olathe, KS 66051-0768

RE: Olathe Senior Community – RZ20-0010

Dear Mr. Moore:

On Thursday, October 15, 2020 at 6:00 pm a neighborhood meeting for Olathe Senior Community was held via a Zoom meeting. Notices were mailed on October 8, 2020 with the information to sign into the meeting at the scheduled time.

Todd Allenbrand with Payne & Brockway introduced the guests that are representing the owner in the meeting as follows:

Scott Auman, Stark Wilson Duncan Architects, Inc. (SWD)  
Kurt Kuhlman, Landowner,  
Mark Huggins, Principal Engineer Payne & Brockway and  
Pete Heaven, owner representation.

The following are the neighbors that attended the meeting:

VOTYPKA, MICHAEL E. 21702 W 119TH TER # 1101 OLATHE, KS 66061	DAVIES, THOMAS DAVIES, JOYCE 21862 W 119TH TER # 1603 OLATHE, KS 66061	
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Todd: Scott Auman will be giving you a brief presentation and then we will open up for questions.

Scott: We will be putting together a Senior Living Community for O'Reilly Development. O'Reilly Company has been building Senior Living Communities throughout the Kansas and Missouri. I wanted to give you a brief overview of what their product looks like and what the proposed for the Olathe project. We do some nice amenities within the interiors, as well as some interior private courtyards for the residents. Olathe project is a full continuum of care where we have an independent living community, assisted living and then a memory care.

Power Point presented by Scott:

- Strong Partnerships
- Building Communities

426 South Kansas Ave. Olathe, Kansas 66061 Ph: 913.782.4800 Fax: 913.782.0907 [www.payne-brockway.com](http://www.payne-brockway.com)

*Kansas Society of Professional Engineers • Kansas Society of Land Surveyors • American Council of Engineering Companies  
Missouri Society of Professional Engineers • Missouri Society of Professional Surveyors • National Society of Professional Engineers*  
20-0017

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- Olathe Project will consist of the following:
  - Independent Living Center:
    - 91 Resident Units
    - Studio, and 1-2 Bedrooms Units
    - Dining Room
    - Wellness Center
    - Swimming Pool
    - Salon
    - Community Room
    - Theater
    - Balcony or Patio at each Unit
  - Assisted Living Center:
    - 44 Resident Units
    - Studio and 1-2 Bedrooms Unit
    - Dining Room
    - Wellness Center
    - Salon
    - Theater
    - Social Rooms
    - Private Courtyards
  - Memory Care Center:
    - 16 Resident Units
    - Studio Apartments and a couple shared units as well.
    - Dining Room
    - Salon
    - Social Room
    - Private Courtyard

We try to make our projects look real homey they will have stone veneers, cement board siding, shingle style roof, building will be brick, all the building will have nice interiors.

The project location is on the North side of 119<sup>th</sup> Street.

Full access has 40 carports, and the facility provides transportation.

Stone veneers cement board siding shingle style

3 Story

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North side of 119<sup>th</sup> Street and basically just to the east of Sunnybrook is what is being proposed, then Lone Elm is further to the east. Full access 40 carports available, for resident who want to have carports. The facility will provide transportation residents via cars, to take residents to doctor appointments and they also have a shuttle service.

One 119<sup>th</sup> street main elevation be a 1story, which is the assisted living has a covered port for drop offs.

Top of slide is a picture of the independent living and the one on the bottom shows the memory care and assisted living what they will look like.

Todd: One thing I would like to add if you have a question, please state your name and address the first and then once you have given you address, with additional questions here on just state your name, the reason we need that information we have summarize this meeting to the city staff, planning commission and City Council. If you have any questions, go ahead and asked them we will do our best to answer them.

Mike Votypka, 21702 W 119<sup>th</sup> Terrace Unit 1101:

Looking of the diagram that was sent out that shows the new road being cut in east of Sunnybrook and then an area that I couldn't make out is that the living community in that area that has looks like a peripheral and then a central area is that the one you are talking about designing?

Todd: Yes, that is correct, the new entrance coming off 119<sup>th</sup> Street goes north the Senior Living is to the west of that entrance.

Mike: That is right at the corner of Sunnybrook and 119<sup>th</sup> Street and east and north of it.

What about the apartments that are northeast of that is it part of this whole project?

Todd: Are you talking about the apartments along Lone Elm

Mike: It says Lone Elm Senior Apartments

Todd: I think they are further north of this site maybe about ½ mile.

Mike: They are up by 117<sup>th</sup> Street.

Todd: Not part of this project went through last year.

Mike: They are semi connected by roads.

Todd: Yes, it will be connected by Lone Elm eventually.



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Mike: Residents to get into this, is it going to be somewhat like operation called the Village Corporative Greenwood that has a unit going in Overland Park by Greenwood & 135<sup>th</sup> Street are you familiar with that?

Scott: I am not familiar with that project.

Mike: Apparently, they are all over the Midwest quite a bit just wondering what the buy in was and is it similar to what they have there?

Scott: Developer is not on the phone, but the Developer is who would handle that. Generally, it is a rent not a buy in. It is a rental more so than anything. Rates depend on the level of care and type of unit.

Mike: This is just the living facility not addressing any of the commercial aspects putting it in which I would imagine that at the 7:30 meeting will be talking about the corner of commercial in the area, is that correct.

Parking that I see which is just off to the Northeast, that is the parking for the senior living?

Todd: The parking for the senior living is scattered around the site in different locations for different uses, we have minimized the size of the parking, so they don't take up that much space. Showing in power point the different locations for parking around the site.

East and south, along the north and south, broke out in parking pods.

Mike: Up to the NE¼ there is series of parking pods is that for the commercial?

Todd: Parking for the pods for the commercial site.

Mike: Will we be talking about the commercial tonight?

Todd: Yes, that will be talked about in the next meeting tonight.

Mike: There was something in the letter that I saw that indicated a waiver to the city for landscaping and such. Can you go into that at all as what has been proposed for what you are trying to do with that?

Todd: The waiver is for a buffer setback from residential, does not apply to the south across the street because 119<sup>th</sup> Street is the buffer for the south and that is the same for Sunnybrook Boulevard to the west. The buffer really applies to the north which is the elementary school and to the east which will be the future commercial. I am not sure if you are aware of the high pressure gas line that cuts across the property in a diagonal that runs through the county, essentially and that easement for that high pressure gas

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 Zachary Moore, Planner II  
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line is approximately 80-90 feet wide depending on where it is, this buffer that is required by the City for residential from commercial zoned properties is to be at 75' so what we are getting a waiver from that 75' buffer from properties zoned commercial one because of the extra width or extra length for the gas easement.

To the east, our future commercial site, the buffer we have actually set the residential property further from the east property line and then on the commercial we have an amenities features just on the East line of the commercial that will be raingardens and detention basins that will be landscaped and those areas together are greater than the 75' buffer and then the other portion of the waiver on the east between the commercial and the residential senior living they have a shared drive so that accounts for some of the buffer and between the shared drive and the distance we set the parking pod back from there and then what will take place on the lot adjacent to it is greater than the buffer that is required by the city so that is the waiver, but we are not waiving landscaping requirements it is just the buffer width. We are still planning landscaping per code which will be rows of trees along the public road on the west and south and then all the required plantings all through the site putting planting for screen for parking lots and such.

Mike: How many units are there going to be in this senior living community?

Scott: We have 91 residents' units inside the Independent Living Center, within the Assisted Living we have 44 resident units and then 16 memory care units. The assisted living is a little bit more high type of care if the resident needs more attention, there is full time nursing staff in the assisted living as well as the memory care.

Mike: So that totals 151 units. Now is there a risk or people with I think you said there will be a narrower buffer on the right side to where the pipeline goes through?

Todd: No, there won't be a narrower buffer, the buffer is actually wider because we have already got it set back from the property line so the buffer is further than what is required if you take into account the gas line width and there is no, from what we understand, no issue from the residents or the property that is around here. The senior community that was mentioned earlier, along Lone Elm, is similar to this site and then plus the school to the north are both adjacent to this same gas line. You just cannot quite see it in this image the school itself.

Mike: What kind of increase in traffic do you anticipate with this community?

Scott: The senior community believe it or not generates little traffic. A lot of the seniors that we have been experiencing in our residences they don't drive and it is an age restrictive facility and I am not sure where the developer has the age for this facility will be at 55 or 60. Typically they have gone from a 55 to 65 age group, so we generally don't see a lot of traffic.

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- Todd: Also, to assist on some of the traffic on our shared drive we will be constructing off of 119<sup>th</sup> Street a new left turn lane and a new right turn lane to alleviate any traffic issues and then further to the west where it comes out of Sunnybrook, that is actually a right in only entrance and a right out, so that also limit traffic congestion where they would want to go south on Sunnybrook.
- Mike: Will there be a light installed at the new drive?
- Todd: No, at least not at this time, it might be something the city could potentially look at in the future but that would have to be something from the city. With this project it is not being installed, it is not required.
- Mike: And you will address that for 119<sup>th</sup> Street and Lone Elm, right later?
- Todd: I'll share with you about 119<sup>TH</sup> & Lone Elm, based on the Traffic Study we performed for this site, the current intersection at 119<sup>th</sup> & Lone Elm needs a traffic signal even without this facility or the other facility coming in and the city is aware of that. They have been supplied the Traffic Study, so they are aware that they need a traffic light there. If there are some issues about that, that is something the city knows about.
- Mike: That makes a lot of since because I walked it in the morning, and I see it all the time. What are the projected timelines for this development?
- Scott: In the Senior Living Community we are on track to getting permits in April 2021. So, we are hoping to start construction 1<sup>st</sup> part of April of 2021 and then we expect construction would be about a 16-month construction period, so that would be well into 2022. About 3<sup>rd</sup> quarter of 2022 is what we would anticipate.
- Mike: Tom do you have any questions?
- Tom Davies, 21862W 119<sup>th</sup> Terrace # 1603: No sir.
- Mike: You are right south of that.
- Tom: We are right across the street.
- Todd: I wanted also to point out that one thing with this project that will be combined will be constructing a pond or regional detention basin that will be a wet bottom basin, so it will be very similar to the one you guys currently have in your development. It will look just like a pond that we will be putting stuff around it will be used as not only a detention similar to the pond you have in your community but it will also work as amenity for the site.

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Mike: Will it have a walking trail?

Todd: It will have sidewalks around it along the north side of it, then the way it sits in there it will have sidewalks on the north and then the south side of it. This development we are also installing a walking trail along the north side that will run from Sunnybrook and eventually makes its way all the way to Lone Elm Road with connections from that sidewalk to the Senior site as well as the commercial site.

Mike: That will be along the easement?

Todd: Yes, that will sit right at the end of it.

Mike: Is there any infringement with the school property to the north that has been considered, I do not know how close any of that property is to this development but is there any concerns there?

Todd: I do not believe there would be any concerns, don't hold me to this but I believe that the playground from the north side the north corner of the structure is probably 300 feet or more. You have an open space and the elementary school also has a detention basin just on its southwest corner that will be running through our site that we have to maintain as well. Then they have the open space and then their parking lot and then the school, so they are 300 – 400 feet north. So, there is no impact to the elementary school.

Mike: I think I am running out of questions. What is the bottom line what is it going to do to our property values?

Scott: To my knowledge that there has been any adverse impact to property values.

Mike: Is there any benefit?

Scott: We tend to believe that there is a benefit. The sites we look for are sites around residential areas because it give the opportunity to have younger people that may be in those residence may have a desire to place mom or dad in a facility next to them and so there is a definite benefit so you can have that close proximity.

Todd: I am sure if anybody is interested in looking for an apartment at the facility, I bet they would be happy to let you take a tour of the first for units.

Scott: Absolutely. Some of our past facilities we have had the independent living at least 90% leased up before we finish construction. They do a remarkable job at marketing so there is a definite benefit with the ageing communities that we have

Mike: So, you will be making presentation regarding this community going into the local people in the area?

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- Scott: We will basically be presenting to the City Council, Planning and Zoning Commissions
- Mike: I mean whoever is doing the actual leasing would be doing that.
- Scott: They have their own department that basically field all those calls for a walk folks through it. As we develop the plans a little further, they have renderings of the interior that are created the common spaces as well and the resident units that way a perspective tenant has an idea as to what to expect.
- Tom: Will there be sidewalks along 119<sup>th</sup> Street?
- Todd: Yes, as part of this project the city is requiring us to construct the sidewalk along 119<sup>th</sup> from Sunnybrook Boulevard to the termination of our development for this project.
- Mike: Not all the way to Lone Elm?
- Todd: No that doesn't get constructed until they plat and move onto other phases and there are no plans, I know of for the city regarding the full construction of 119<sup>th</sup> Street. If you are not aware the current lanes that are out there are the east bound lane of the future arterial road, so if they built 119<sup>th</sup> Street to a typical arterial standard in the City of Olathe there would be similar sized lanes but to the north. You can kind of see can. They show up dashed on the drawing. I am not sure what the plans are with the city about the full construction of 119<sup>th</sup> Street.
- Mike: There is not a lot of kid traffic along there and that would be my only concern, you know the kids coming and going to and from school and then with the Junior High not fully having all the kids there that should be there that will increase the amount of traffic. But then again, I don't know how much of that is going to be along 119<sup>th</sup> vs south on Valley to our development. Just a comment.
- Scott: We appreciate your participation today. It was good input.
- Mike: Thank you for putting this on. I am very interested in what is going on in that area between Sunnybrook and Lone Elm and north to 117<sup>th</sup>. I have been watching them put in all that sewer and stuff going north to senior center and then apparently preparing for this community, and which I believe you call the detention basin sandwiched in there.
- Todd: Yes, there will be a detention basin basically between the Senior Living Facility and the commercial that will be a regional basin, so it will be a little bit larger than what you typically see. We will make it a wet bottom, so it is not just a hole in the ground in the field, it will look like something nice an amenity for the surrounding neighbors and the community.

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Mike: Well I think I am satisfied with what I have heard so far. Thank you all for presenting this to us. I wish we had more participation for some of the rest of the neighbors.

Todd: It is very interesting that we didn't have any more than I thought considering the amount of notices we sent out, but I think it was around 50 property owners we notified.

We really appreciate you guys here as well and Mike all the questions you asked was pretty impressive, we actually don't get as much involvement in the meeting like that so we relish that and appreciate your comments.

If no one else has any questions we will go ahead and end the meeting.

Submitted by:  
Payne & Brockway, P.A.

  
Todd Allenbrand