

STAFF REPORT

Planning Commission Meeting: January 25, 2021

Application: FP20-0027: Final Plat of Crestone

Location: Northeast of W. 119th Street and S. Sunnybrook Boulevard

Owner: Mark McKinzie, McKinzie Asset Management Co., LLC

Applicant:Denise Helntz, Olathe Senior Community, LLC

Engineer: Scott Auman, Stark Wilson Duncan Architects, Inc.

Staff Contact: Kim Hollingsworth, AICP, Senior Planner

Site Area: 13.92± acres Proposed Use: Senior Housing, Commercial

Lots: <u>2</u> Current Zoning: <u>R-4 (Medium-Density</u>

Multifamily) District and C-2 (Community Center) District

Tracts: 3

1. Introduction:

The following item is a request for a final plat of Crestone, a replat of a portion of Lots 1 and 2 of Sunnybrook. This plat will establish lots and tracts of land intended for a future senior housing development, Olathe Senior Living Community, and a portion of the Sunnybrook Commercial development. Lot 1 will include the construction of 91 senior apartments, 44 assisted living units and 16 memory care units within one building. Lot 2 will be developed as part of the Sunnybrook Commercial development. The subject property was rezoned from the CP-2 to the R-4 and C-2 Districts on January 5, 2021 (RZ20-0010).

2. Plat Review:

- a. <u>Lots/Tracts</u> The plat includes two (2) lots and three (3) tracts which are intended for private streets, landscaping, and stormwater detention, drainage and treatment. The tracts will be owned and maintained through a Business Association Agreement.
- b. Public Utilities The property is in the City of Olathe sanitary sewer service area and the WaterOne service area. Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Water Line Easements (WL/E), Drainage Easements (D/E), Water Quality & Quantity Drainage Easements (WQQD/E), and an Access Easement (A/E) are being dedicated with this final plat.
- c. <u>Streets/Right-of-Way</u> Additional right-of-way for 119th Street will be dedicated with this plat. The senior housing facility will have access to 119th Street by a private street, Millridge Street, which will provide shared access between the subject property and future commercial development to the east.



Subject Property

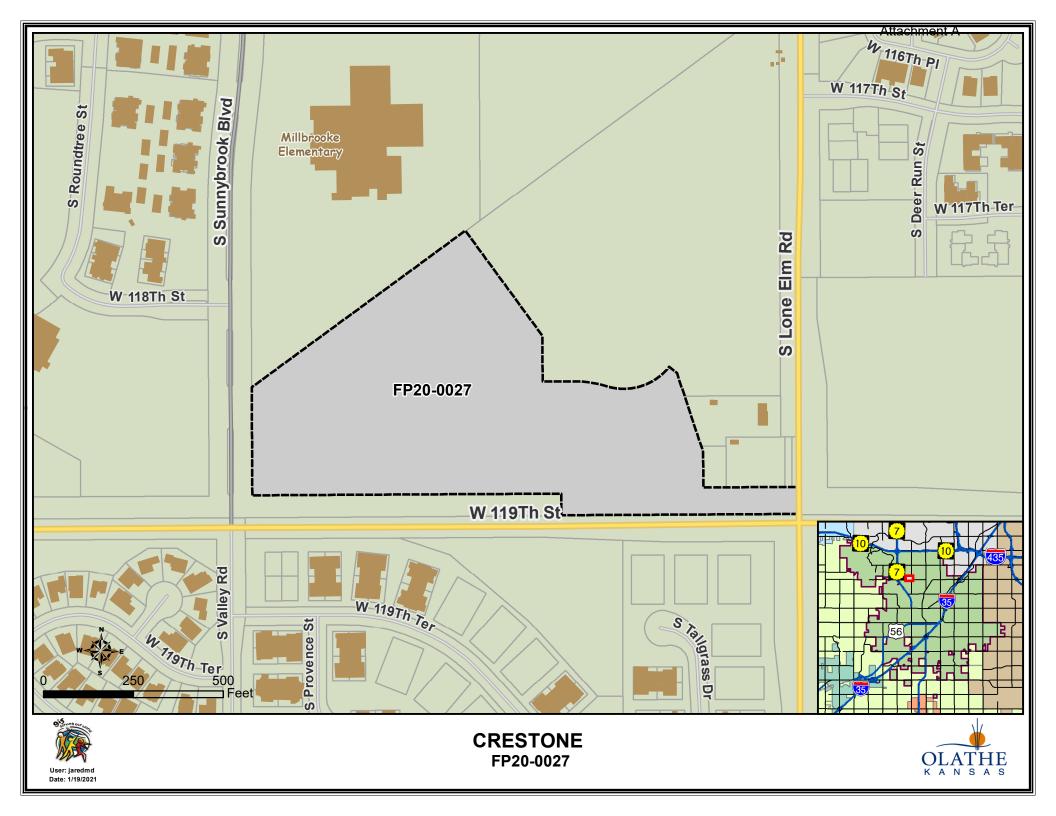


View of site looking east from Sunnybrook Boulevard

3. Staff Recommendation:

Staff recommends approval of FP20-0027 with the following stipulations:

- 1. All new on-site wiring and cables must be placed underground.
- 2. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.
- 3. Prior to recording the final plat, a Business Association Agreement describing in detail the maintenance responsibilities for Stormwater detention and Stormwater quality facilities must be provided. The agreement will follow Title 17 requirements.
- 4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



FINAL PLAT OF **CRESTONE**

A Replat of Part of Lots 1 and 2, SUNNYBROOK

& Part of the SE 1/4, SEC. 15, T13S, R23E

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above

Notary Public

This is a survey and plat of part of the SE 1/4 of Section 15, T13S, R23E of the Sixth Principal Meridian, in the City of Clathe, Johnson County, Kansas and resurvey and replat of part of Lots 1 & 2, SUNNYBROOK, a subdivision in the City of Clathe, Johnson County, Kansas, more particularly described as follows:

The undersigned proprietors of the above-described tract of land have caused the same to be subdivided in the manner as shown on the ac-which subdivision and plat shall hereafter be known as "CRESTONE".

The streets and roads shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

An external or Scene to enter upon, locate, construct and methods or authorities the location, construction, or mehitenance and use of conduits, water electrical, seem place, poles, where, damongs facilities, actives and observed and infinite utility facilities, and delegenates, on, ower, and under cross outlines designated on this plat on "Utility Externed" or "Util", is hereby granted to the City of Olothe, Konson, and other governmental entities as may be author by state law to use who casement for sold purposes.

An easement or license is hereby dedicated to the City of Clathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plot as "Drainage Easement" or "D/E".

An externation of General Services, deficients to the CLIF of Costen to lay, controls, control, speech, stiller, report, replace, substillar, report, and to the control of the control of the decision of the

An easement or license is hereby dedicated to the City of Clathe to enter upon, locate, construct and maintain or authorize the location, construction o maintenance and use of water lines, fire hydronts, valves, etc., upon, over, and across those areas autimed and designated on this plat as "Water Line Easement

Tract A shall be owned by the owner of Lot 1 or their heirs, assigns, etc. and maintained by a Business Association Agreement. The tract is intended to be used for an access easement for a private street.

Tract C shall be owned by McKinzie Asset Management Company, LLC or their heirs, assigns, etc. and mointained by a Business Association Agreement tract is intended to be used for landscaping, fencing, stormwater drainage, stormwater detention, stormwater treatment.

The lots in this subdivision shall not be subdivided except pursuant to Chapter 18.40.180 Splits, of Unified Development Ordinance or by replat

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, sald restrictions will thereby be made a part of the dedication of this plot as though this set forth heads.

LOT AREAS 425,961.3 Sq.Ft. 52,647.6 Sq.Ft. 5,725.8 Sq.Ft. 15,952.6 Sq.Ft. 58,968.7 Sq.Ft. TOTAL 559,256.0 Sq.Ft.

ARTERIAL STREET RIGHT-OF-WAY: 45,750.51 Sq.Ft.

Set monuments were established from original control and coordinates of the SUNNYBROOK, recorded in Plat Book 114, Page 31.

Lots 1, 2 and Tract B shall have No Direct Vehicular Access to 119th Street, except as shown on this plat.

4,171.79' (plat boundary distance) / 0.008' (closing distance) = unadjusted error of closure 1 in 548,917.11

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.

igned providers of the above described toot of land hereby consent and agree that the Board of Courty Commissioner of Johnson Courty, Kranson, by of Claffe, Johnson Courty, Kranson, post link one the power to release such land proposed to be decided for public very own of theroughforer or parts public use, from the lien and effect of any special assessments and that the amount of the unpoid special assessments on such land dedicated shall or man of link on the remarked or the land fronting or obtting an sold described public very or throughfore. McKINZIE ASSET MANAGEMENT COMPANY, LLC (Owner of Lot 2, Tracts B and C) MIKE McKINZIE, Manager STATE OF KANSAS) SS COUNTY OF JOHNSON) STATE OF MISSOURI) SS COUNTY OF GREEN)

My Appointment Expires:

APPROVED by the Planning Commission of the City of Olathe, Kansas, on this day of 2021. C.S. VAKAS, Chairman APPROVED by the Governing Body of the City of Clathe, Kansas, on this day of 2021 BRENDA D. LONG, City Clerk JOHN W. BACON, Mayor I hereby certify that on ??? ??, 20??, I or someone under my direct supervision completed a field survey of the above described tract of land and this is an accurate and true plat of said survey on this.

day of ... 2021 Gerald L. Conn Kansas P.S. No. 1128

Attachment A

TRACT B LVM TRACT C SANITARY SEWER EASEMENT DETAIL 15, 7135, 1 7nd 2, Alamber Cap s/Punch No. LINE SE 1 N87°41'10"E 265.00 12/12 587°41'10"W 119TH STREET 235 236 RANCH VILLAS AT PRAIRIE HAVEN -- RANCH VILLAS AT PRAIRIE HAVEN POINT OF 0 SIX Po 321



pared By: Payne & Brockway Engineers, P.A. P. O. Box 128 Clathe, Kansas 66051 913-782-4800

Developed By: Clathe Senior Community LLC c/o Denise Heintz, Partner 5051 S. National Avenue 4—110 Springfled, Missouri 65810 417—893—6006

Date Prepared: December 15, 2020

TYPICAL CORNER LOT

EASEMENT DETAIL

SEC. 15, T13S, R23E JOHNSON COUNTY, KANSAS







1,975.32 587*41 10 W

TRACT "B"

THE ESTATES OF PRAIRIE HAVEN 3RD PLAT



EASEMENT DETAIL

TRACT "D"



N.T.S.