

## STAFF REPORT

Planning Commission Meeting: March 8, 2021

<b>Application</b>	<b><u>RZ20-0015</u> Request for a Rezoning from the RP-1 (Planned Single-Family Residential) District to the O (Office) District and a Preliminary Site Development Plan for the Olathe Health Quivira Campus</b>
<b>Location</b>	Northwest of 151 <sup>st</sup> Street and Quivira Road
<b>Applicant / Engineer</b>	Todd Allenbrand, Payne & Brockway, P.A.
<b>Owner</b>	Olathe Health Physicians, Inc.
<b>Architect</b>	Matt Meier, Pulse Design Group
<b>Staff Contact</b>	Kim Hollingsworth, AICP, Senior Planner

**Site Area:** 8.57± acres **Proposed Use:** Medical Office

**Building Area:** 67,327 square feet **Plat:** Unplatted

	<b>Comprehensive Plan Land Use Category</b>	<b>Existing Use</b>	<b>Current Zoning</b>
<b>Site</b>	<b>Conventional Neighborhood</b>	<b>Vacant</b>	<b>RP-1</b>
<b>North</b>	Conventional Neighborhood	Residential / Agricultural	AG
<b>South</b>	Public & Commercial (Overland Park)	Vacant / Elementary School	RR / CP-1
<b>East</b>	Conventional Neighborhood	Religious Institution / Single-Family Residential	R-1 / AG
<b>West</b>	Conventional Neighborhood	Single-Family Residential	R-1

### 1. Introduction

The applicant is requesting a rezoning from the RP-1 (Planned Residential Single-Family) District to the O (Office) District and a preliminary site development plan for the Olathe Health Quivira Campus. The approximately 8.6-acre property is located northwest of 151<sup>st</sup> Street and Quivira Road adjacent to the City limit boundaries with Overland Park.

Olathe Health is requesting the rezoning to build a 67,327 square foot medical office building with various functions including primary care, urgent care, imaging and diagnostic, an outpatient surgical center, physical therapy and pharmacy. The two-story building is located in close proximity to the intersection with the parking located behind the building. A wet detention basin with landscaping serves as a focal point near the street intersection and a dry detention area is proposed in the northwest corner with a landscape buffer extending along the west property boundary.



*Aerial View of Subject Property*

## 2. History

A single-family home existed in the east portion of the property along Quivira Road until it was demolished around 2007. The property was rezoned to the RP-1 (Planned Single-Family Residential) District in June 2008 through Ordinance 08-61 (RZ-08-010) for Legacy Christian Church. After the property was rezoned, no development occurred on the property and final site development plans were never submitted.

This application was continued from the February 22, 2021 Planning Commission meeting to provide additional time for revisions to the preliminary site development plan. New public notices were mailed to surrounding property owners and new public notice signs were placed on the property with the updated public hearing date.



*View of Property Looking North*

### 3. Zoning Standards

- a. **Uses** – The requested Office District permits a variety of employment-focused uses as listed in UDO 18.20.500. The applicant and staff have agreed on narrowing the land uses available for the property by prohibiting the uses listed in the recommended stipulations. The listed uses are not compatible with the surrounding character of the area due to the expected traffic demand, hours of operation and other activities typically generated by these uses; therefore, staff is recommending these uses be prohibited in this district. During review, staff collaborated with the applicant and discussed these concerns. The prohibited list of uses found in the rezoning stipulation found on pages 10 and 11 has been shared with the applicant and they are amenable to this stipulation.
- b. **Building Height** – The majority of the proposed two-story building is approximately 38.5 feet tall and certain accent features including the blade walls are 42 feet in height. Therefore, the proposed height complies with the maximum height permitted in the Office District which is 42 feet and a maximum of three stories in height.
- c. **Setbacks** – Buildings in the Office District must be setback at least 20 feet from the front property boundary and 10 feet from side and rear property boundaries. The building is setback 43 feet along 151<sup>st</sup> Street and 30 feet from the property boundary along Quivira Road. Additionally, the building is located 209 feet from the nearest residential property boundary to the west and 178 to the nearest residential property boundary to the east. The parking and paved areas are setback 44 feet from the south property boundary, 30 feet from the west property boundary and 20 feet from the north property boundary exceeding all parking/paving setbacks of the Office District.
- d. **Open Space** – The development is providing approximately 3.6 acres of open space, or about 44% of the site exceeding the minimum 25% required in the Office District.

### 4. Design Standards

- a. **Site Design** – The development is subject to **Site Design Category 5** as it aligns with the Office District zoning designation (UDO 18.15.125). The following summary provides an overview of the applicable design standards:

<i>Site Design Standard</i>	<b>Proposed Design Features</b>
<i>Pedestrian Connections</i>	Pedestrian connections will be provided along the main entrance of the building to the parking areas and to sidewalks along 151 <sup>st</sup> Street and Quivira Road.
<i>Maximum Parking Pod Size</i>	Parking areas are separated by landscape islands and do not exceed the Category 5 maximum parking pod requirement of 160 spaces.

<i>Drainage Features</i>	The drainage area adjacent to the 151 <sup>st</sup> and Quivira Road street intersection will serve as a focal point with decorative elements and significant landscaping. The dry-bottom basin in the northwest corner is a curvilinear shape and is surrounded by a variety of landscaping.
<i>Landscape Buffer Area</i>	A 30-foot-wide landscaping area will be provided along the west property boundary in combination with a 6-foot-tall privacy fence. Additionally, at least 40 feet is provided along both arterial roadways with a variety of landscape plantings to fulfill the Category 5 landscape buffer requirements.

- b. **Building Design** –The building is subject to the **Office Building** category of UDO Section 18.15.020.G.8. The building will consist of high-quality architectural metal, glass and an abundance of stone elements. The following summary provides an overview of the compatibility with the building design requirements.

<b>Building Design Standards</b>	<b>Design Requirements</b> Proposed Design
<b>Building Entryway</b>	<b>Each building entry along all primary façades must be defined with a covered projection from the façade or by a recessed area.</b>  The main entrance on the northwest façade has a large canopy feature and a secondary canopy covering the front loading and drop off driveway lane.
<b>Horizontal Articulation</b>	<b>Each primary façade must provide horizontal articulation every 75 linear feet of the façade.</b>  Horizontal articulation is incorporated on each primary façade through several offsets of the main building walls which are further emphasized through the variations in materials used.
<b>Vertical Façade Articulation</b>	<b>Each primary façade must provide vertical articulation every 75 linear feet of the façade.</b>  Vertical articulation is incorporated through several variations in roof height on each primary façade and variations between the main roofline and architectural features such as the stone blade wall on the southeast building facade.



<b>Façade Expression</b>	<p><b>At least one façade expression technique must be used on primary facades.</b></p> <p>A large blade wall will be constructed of white marble colored stone panels to anchor the building at the 151<sup>st</sup> Street and Quivira intersection and a large canopy will anchor the main building entrance.</p>
<b>Glass</b>	<p><b>Minimum of 25% clear glass on all primary facades.</b></p> <p>The south and southeast facades that face the arterial roadways exceed UDO requirements with 38% clear glass. Also, the northwest façade with the main entrance contains 58% clear glass. The northeast and west facades have 28% and 39% clear glass respectively.</p>
<b>Primary Façade Materials</b>	<p><b>Primary facades require at least 70% of class 1 and class 2 materials.</b></p> <p>All facades exceed the primary façade material requirements including 100% Class 1 and 2 materials on the southeast façade facing the arterial roadways. The main entrance contains 97.5% Class 1 and 2 materials, and the remaining facades contain 95 – 96% Class 1 and 2 building materials.</p>

## 5. Development Requirements

- a. **Site Access/Traffic** – The proposed plans were reviewed by City of Overland Park and Olathe engineering staff as a portion of 151<sup>st</sup> Street and the traffic signal are maintained by the City of Overland Park. As a result of this collaborative review, a right-turn lane will be constructed on westbound 151<sup>st</sup> Street and an eastbound left turn lane on 151<sup>st</sup> Street at the intersection with Monrovia Street. There are two access points for the development located away from the 151<sup>st</sup> and Quivira intersection. According to the City's Access Management Plan, turn lanes are required at all access drives on arterial streets. Both access drives will be improved with a left and right turn lane for egress onto the arterial roadways in accordance with the Access Management Plan.

The additional average daily trips generated by the proposed medical office will not adversely affect capacity or safety of the adjacent road network. The access onto Quivira Road may be modified at a later date to accommodate the future widening of Quivira Road between 151<sup>st</sup> Street and 143<sup>rd</sup> Street. The Transportation Master Plan continues to guide the future decision-making regarding roadway improvements in this area. Every year staff reviews and nominates projects for inclusion in the Capital Improvement Plan (CIP) and selection of projects are prioritized through a competitive process based on available funding and the greatest need. Quivira Road is not currently in the CIP but is on the pending project list for future consideration.

- b. **Parking** – The parking lot is located behind the building to screen the parking area from the arterial roadways. Per the UDO 18.30.160, parking for medical office buildings is required at a rate of one parking space for every 500 square feet of building area; therefore, a minimum of 135 parking spaces are required.

The site plan includes a total of 298 parking spaces based on the anticipated peak demand for the number of patients that are expected particularly during the late morning hours. This quantity of parking spaces is similar to other recently approved medical office buildings including the 343 spaces approved for a 75,000 square foot medical office near 151<sup>st</sup> and Lone Elm Road (PR19-0030). The applicant has requested additional spaces and provided an analysis of the parking demand to detail the parking needs of the various activities of the building to accommodate both staff and patients.

- c. **Landscaping/Screening** – The landscape plan identifies perimeter landscaping, parking lot island landscaping, interior landscaping and building foundation landscaping. Parking/paving screening will be provided along paved areas that abut the arterial roadways to provide screening of any parking areas from adjacent properties.

A significant landscape buffer is provided along the west property boundary to provide screening for the adjacent residential properties along with a 6-foot privacy fence. The 30-foot-wide buffer exceeds the 20-foot minimum width required per UDO Section 18.30.130.J. The 20-foot-wide landscape buffer along the north property boundary also exceeds the 10-foot width buffer required between office and agricultural zoning districts. The applicant provided renderings illustrating the comparison between the 1 year and 5-year growth of the proposed landscaping along the west property boundary including views from the adjacent residential properties.

- d. **Lighting** – The parking lot and building lighting will be reviewed in more detail with the final development plan and is required to meet all standards of UDO Section 18.30.135. The parking lot lighting will consist of LED fixtures that are pointed downwards to direct light away from adjacent properties. Additionally, the applicant has indicated that building lighting will remain off outside of business hours except for the use of emergency lighting.
- e. **Stormwater/Detention** – The project site is subject to all *Olathe Municipal Code Title 17* requirements. A stormwater management report was submitted with this application and reviewed by staff. Two stormwater detention basins are proposed including a wet detention basin near the intersection of 151<sup>st</sup> and Quivira Road and a larger dry basin in the northwest corner of the property.

About 6 acres of the site drains towards the northwest and 2 acres towards the southeast. The peak site runoff will be maintained at or below pre-developed peak runoff rates for the 1, 10 and 100 year storm events. As the runoff will be maintained at existing conditions or less, no alterations to the off-site pond network in the adjacent neighborhood are proposed or required with this development.

- f. **Public Utilities** – The site is located within the City of Olathe water and Johnson County sewer service areas. The sewer will be extended from south of 151<sup>st</sup> Street and the water line is already located north of 151<sup>st</sup> Street to serve the development.

## **6. Johnson County Airport Commission**

The subject property is located within one mile of the Johnson County Executive Airport and within the Johnson County Executive Airport Interest Area, which is identified in the Johnson County Executive Airport Comprehensive Compatibility Plan. All development applications within this radius are subject to review by the Johnson County Airport Commission and Board of County Commissioners. The Johnson County Planning Department has provided preliminary comments and County Staff have no objections regarding the proposed rezoning and preliminary site development plan.

## **7. Public Notification**

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted public notice signs on the subject property per Unified Development Ordinance (UDO) requirements. The applicant also held a meeting with the surrounding property owners on January 28, 2021 and 7 individuals attended the meeting. The primary topics of discussion included landscaping, screening, lighting, stormwater, roadway improvements and traffic as detailed in the attached meeting minutes. After the neighborhood meeting and receiving feedback from residents, the applicant made adjustments to the site plan including removing a 20,000 square foot proposed building and adding a privacy fence along the west property boundary.

Additionally, staff received two phone calls and five letters from residents which are included as attachments. The feedback received was similar to the feedback provided by residents at the neighborhood meeting. Staff corresponded with the residents regarding stormwater requirements, traffic improvements and the required landscape screening.

## **8. Comprehensive Plan Analysis**

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as a Conventional Neighborhood. Conventional Neighborhoods typically consist of single-family housing on individual building lots. PlanOlathe also includes Neighborhood Centers distributed throughout neighborhoods to provide local access to convenience goods and services, reduce the need for lengthy drives, and promote walkability.

While the Office District does not directly align with the future land use map designation of the property, the proposed Office District and medical office center use is appropriate for this property given the proximity to an intersection of two major arterial roadways. Additionally, the provided design including the location of the building near the street corner, significant landscaping and screening adjacent to residential properties, and the proximity of future commercial development in Overland Park to the southeast. Staff supports the rezoning to the Office District based on the analysis provided below.

The proposed development aligns with several policies and goals of the PlanOlathe Comprehensive Plan including:

LUC-6: 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.

LUC-8.1: Mixture of Complementary Land Uses. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly

planned and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

***A. The conformance of the proposed use to the Comprehensive Plan and other adopted plans, studies or policies.***

The proposed use does not directly align with the Conventional Neighborhood future land use designation of the comprehensive plan; however, the development meets several policies of PlanOlathe including land use goals for infill on vacant parcels and design to ensure compatibility of varying land uses (LUCC 6 and 8.1). The Olathe 2040 Strategic Plan identifies Quality of Life strategies that align with the proposal to optimize access to physical and mental health care and creating a community where people of all ages and abilities thrive along with Economy strategies of improving opportunities for employment, education, and community resources.

***B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The surrounding neighborhood has a variety of land uses including single-family residential, a religious institution, elementary school, and future commercial development to the southeast in Overland Park. The Overland Park development includes a total of 79,950 square feet of retail and office buildings including a proposed pharmacy directly adjacent to the intersection of 151<sup>st</sup> and Quivira. The proposed medical office building is located at the furthest point away from the residential properties and will be constructed of high-quality building materials. Surrounding buildings including the church and school buildings are larger in scale and the church is greater than 50 feet tall at the highest point.

***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 zoning and uses of the surrounding properties consist of residential and several semi-public uses including a religious facility and school. The highly traveled intersection of 151<sup>st</sup> Street and Quivira Road supports the proposed use in coordination with the existing uses to provide services and support the surrounding residential neighborhoods. The Office District is also cohesive with the office and commercial zoning district and expected land uses southeast of the property in Overland Park.

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

The property was never developed for its intended use of a religious facility after the single-family home was demolished around 2007. The property could still be developed for residential uses or one of the public/semi-public uses permitted in the

RP-1 District; however, the proximity to two major arterial roadways limits the desirability for single-family residential development.

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

The property has been vacant for 13 years under the current RP-1 District zoning designation.

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

The proposed rezoning will not detrimentally affect nearby properties as presented. The building is located in the proportion of the property furthest from the residential neighborhood to the west and careful attention was given to the landscape buffers and screening of parking areas.

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

The district as proposed provides uses and design standards that are not anticipated to have any detrimental impact on surrounding properties.

***H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

The proposed use has been evaluated for its impact on the surrounding road network which will support the proposed development. The development is adjacent to two major arterial roadways with sufficient capacity for the anticipated vehicular trips. Peak travel times in the late weekday mornings for the medical office are different than the peak travel generated by the school and church properties. Additionally, sufficient parking will be provided on the property to accommodate staff and patients during expected peak travel times.

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

Future development is not anticipated to create air pollution, water pollution, noise pollution, or other environmental harm. It is expected that there will be few ambulances visiting the facility that would only occur in the case of an emergency based on observations at other similar facilities and the hours of operation also limits this occurrence. The development will comply with the City's stormwater requirements and provide best management practices for water quality.

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

The proposed development is expected to have a positive impact on Olathe's economy by adding 65 new jobs. Additionally, the employees, patients and visitors are expected to visit nearby commercial developments to generate additional sales tax revenue for the City.

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

The proposed rezoning does not negatively impact the public health, safety or welfare of the community as presented. If the application were denied, the applicant would not be able to use the property for the intended medical office building as the use is only permitted in office and commercial zoning districts.

## **9. Staff Recommendation**

- A. Staff recommends approval of RZ20-0014, Olathe Health Quivira Campus, for the following reasons:

1. The proposed development complies with the policies and goals of the Plan Olathe Comprehensive Plan for Land Use (LUCC-6).
2. The requested rezoning meets the Unified Development Ordinance criteria for considering rezoning applications.

- B. Staff recommends approval of the rezoning with the following uses prohibited:

1. Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
2. Business Service Centers/Business Support
3. Catering/Food Service
4. Conference and Retreat Center
5. Courier and Messenger Services
6. Data Processing, Hosting and Related Services
7. Environmental Monitoring Stations
8. Hotel, Boutique (50 Rooms Maximum)
9. Hotel/Motel
10. Laboratories – Research and Testing
11. Laundry, Pick-up Only and Garment Services
12. Nonstore Retail/Internet Retail
13. Parking Lots, Underground Structure, as Principal Use
14. Post Office and Postal Substations
15. Postal Service Receptacle Pods Designated on a Plat/Plan
16. Public Transportation Facility
17. Radio and Television Broadcasting or Recording Studio
18. Research and Development
19. Restaurant, Carryout or Fast Food
20. Rooming House (Includes Fraternity/Sorority Houses and Dorms)

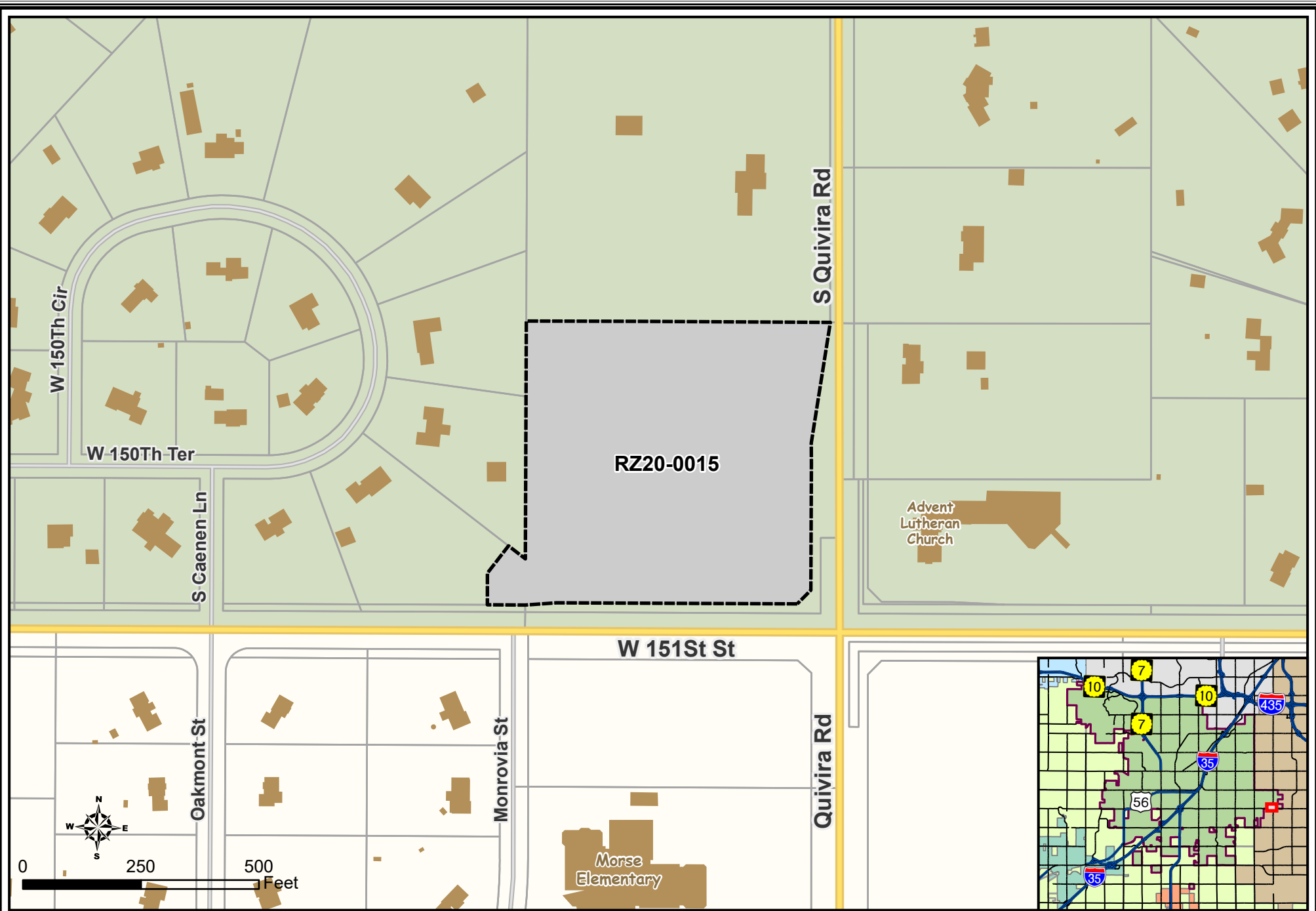


21. Schools, Colleges and Universities

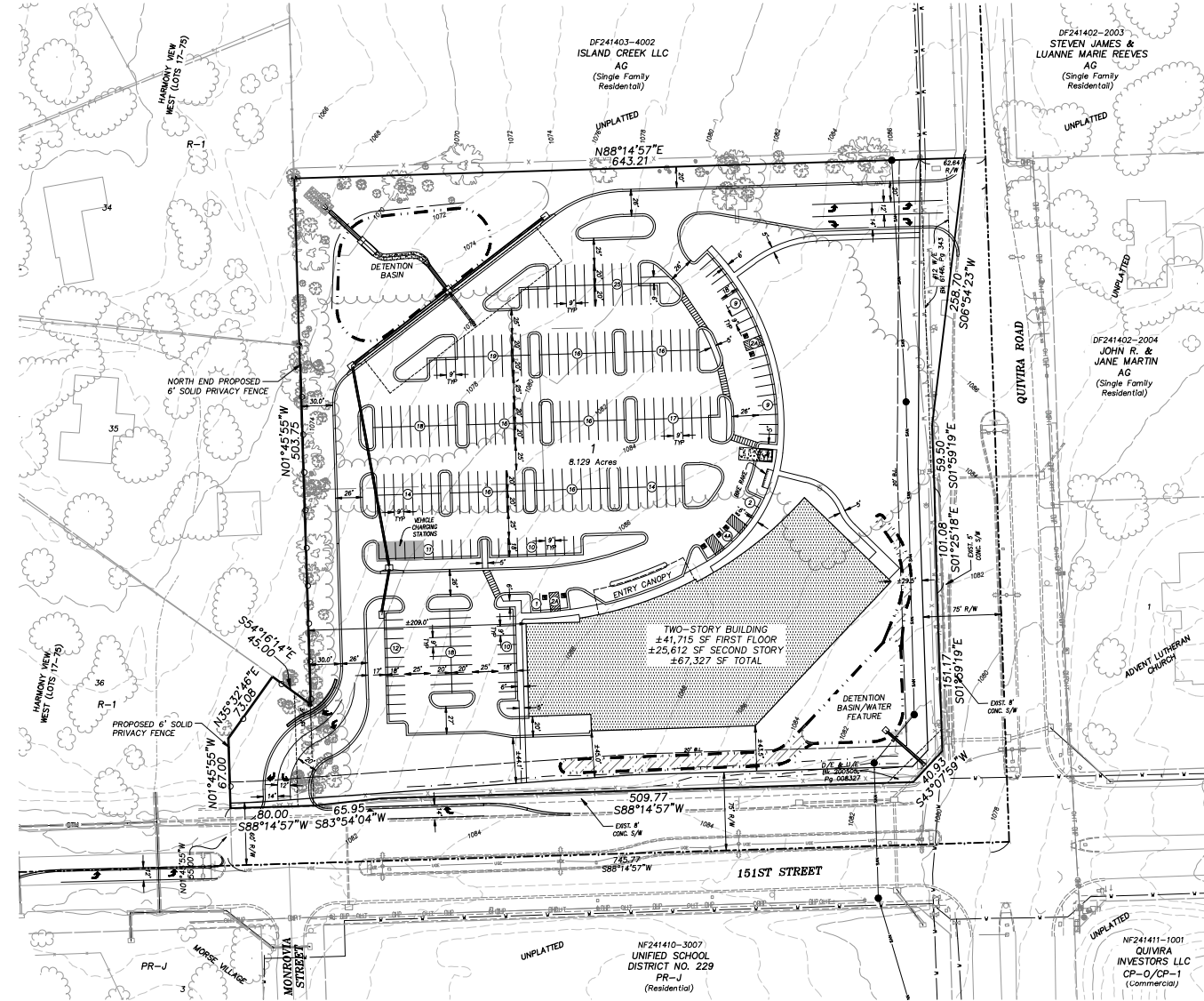
22. Woodworking Shops

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

1. Final site development plans must be approved and final plat recorded prior to issuance of building permits.
2. This site is subject to all City of Olathe Title 17 requirements for stormwater detention and stormwater quality. Detention requirements will be to control the 1 year, 10 year and 100 year to the existing conditions or less.
3. The following site details will be reviewed during the final site development plan review and adhere to the following sections of the UDO:
  - a. Photometric plans for parking lot lighting will comply with UDO 18.30.135.
  - b. Details for trash enclosures or compactors will comply with UDO 18.30.130.
  - c. All rooftop mechanical equipment shall be screened from public view. All exterior ground or building mounted equipment, including but not limited to mechanical equipment and utility meter banks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture in compliance with UDO 18.30.130.



**OLATHE HEALTH QUIVIRA CAMPUS**  
**RZ20-0015**


**LEGAL DESCRIPTION**

PART OF LOT 36, HARMONY VIEW WEST, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS AND PART OF THE SE 1/4 OF SECTION 3, T14S, R24E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF SECTION 3, T14S, R24E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 88°14'57" W, ALONG THE SOUTH LINE OF SAID SE 1/4, A DISTANCE OF 745.77 FEET; THENCE N 01°45'55" W A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 151ST STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 01°45'55" W A DISTANCE OF 67.00 FEET; THENCE N 35°32'48" E A DISTANCE OF 73.08 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 35, HARMONY VIEW WEST, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE S 54°16'14" E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 35, A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE N 01°45'55" W, ALONG THE EAST LINE OF LOTS 35 AND 34, HARMONY VIEW WEST, A DISTANCE OF 503.75 FEET; THENCE N 88°14'57" E A DISTANCE OF 645.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUIVIRA ROAD, AS NOW ESTABLISHED; THENCE S 06°54'23" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID QUIVIRA ROAD, A DISTANCE OF 258.70 FEET; THENCE S 01°59'19" E, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID QUIVIRA ROAD, A DISTANCE OF 59.50 FEET; THENCE S 01°25'18" E, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID QUIVIRA ROAD, A DISTANCE OF 101.08 FEET; THENCE S 01°59'19" E, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID QUIVIRA ROAD, A DISTANCE OF 151.17 FEET; THENCE S 43°07'59" W, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID QUIVIRA ROAD, A DISTANCE OF 40.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 151ST STREET; THENCE S 88°14'57" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 151ST STREET, A DISTANCE OF 509.77 FEET; THENCE S 83°54'04" W, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 151ST STREET, A DISTANCE OF 65.95 FEET; THENCE S 88°14'57" W, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 151ST STREET, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.57133 ACRES, MORE OR LESS.

**NOTES:**

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 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 ELEMENTS, OR A COMBINATION OF THESE METHODS.

**SITE DATA:**

EXISTING ZONING: RP-1  
 PROPOSED ZONING: 0  
 MAXIMUM BUILDING HEIGHT: 3 STORIES/42 FEET  
 FRONT YARD (MINIMUM): 20 FEET  
 FRONT YARD (MAXIMUM): N/A  
 SIDE YARD: 10 FEET  
 REAR YARD: 10 FEET  
 PLAN OLATHE DESIGNATION: PLANNED SINGLE-FAMILY  
 BUILDING DESIGN CATEGORY: 2-STORY OFFICE AND CIVIC BUILDING  
 SITE DESIGN CATEGORY: 5  
 GROSS AREA: 8.571 ACRES/373,352.8 SQ.FT.  
 ARTERIAL RIGHT-OF-WAY AREA: 0.442 ACRES/19,253.5 SQ.FT.  
 NET AREA: 8.129 ACRES/354,099.3 SQ.FT.  
 PROPOSED BUILDING: 1  
 PROPOSED BUILDING FOOTPRINT AREA: 41,781.0 SQ.FT.  
 PROPOSED BUILDING HEIGHT: 42 FT  
 PROPOSED BUILDING, PARKING, DRIVES, & SIDEWALKS AREAS: 197,297.1 SQ.FT. OR 56% OF THE SITE  
 OPEN SPACE REQ.: 2.032 ACRES  
 BASED ON 25% OF NET AREA  
 OPEN SPACE AREA: 3.600 ACRES OR 44% OF THE SITE

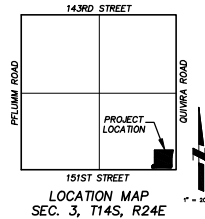
**PARKING SCHEDULE DATA:**

PROPOSED BUILDING AREA: 67,327.0 SQ.FT.  
 PARKING REQ.: UDO SEC. 18.30.160-2  
 1 SPACE PER 500 SQ.FT.  
 135 SPACES  
 PROPOSED PARKING: 285 SPACES  
 8 ACCESSIBLE SPACES  
 283 SPACES  
 2.18 SPACES PER 500 SQ.FT.

	DENOTES PROPOSED BUILDINGS
	DENOTES VEGETATED SWALE
	DENOTES ROCK MULCH FILTER STRIP
	DENOTES PROPOSED CURB
	DENOTES PROPOSED SIDEWALK
	DENOTES PROPOSED STORM
	DENOTES PROPOSED PEDESTRIAN CROSSWALK
	DENOTES PROPOSED SANITARY
	DENOTES PROPOSED WATERLINE
	DENOTES PROPOSED FIRE HYDRANT
	DENOTES FIREHOSE PATH
	DENOTES EXISTING CURB
	DENOTES EXISTING SIDEWALK
	DENOTES EXISTING STORM
	DENOTES EXISTING SANITARY
	DENOTES EXISTING WATERLINE
	DENOTES PARKING SPACE COUNTS
	DENOTES ACCESSIBLE PARKING SPACE COUNTS



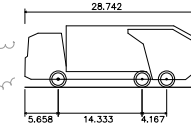
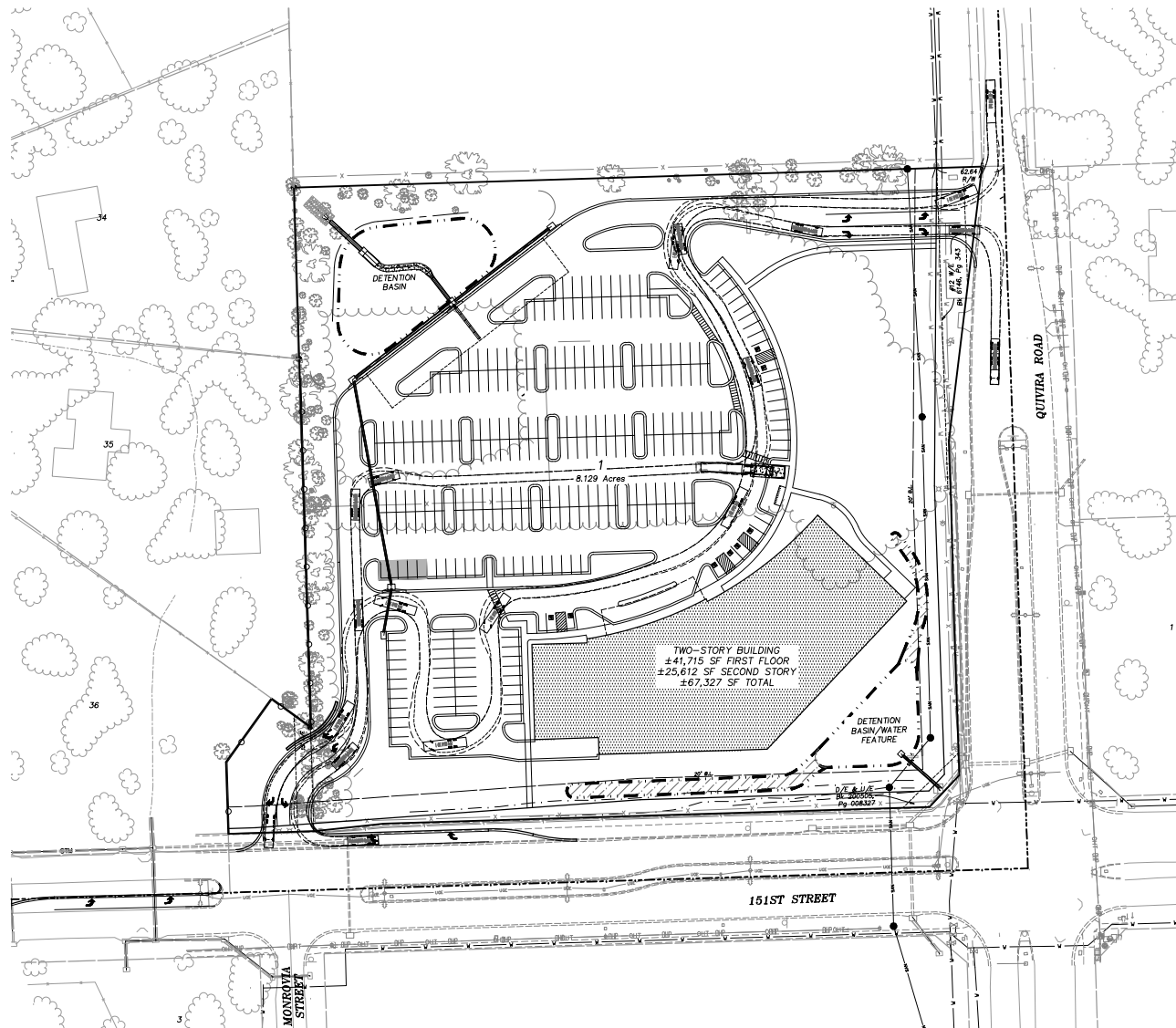
R/W	DESCRIPTION
ST	DENOTES RIGHT-OF-WAY
ST	DENOTES SIGN POST
FW	DENOTES FIRE FIGHTING WATER
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
AC	DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
FF	DENOTES FINISHED FLOOR ELEVATION
RD	DENOTES ROOF DRAIN
BO	DENOTES BRICK OFFICE
LA	DENOTES LANDSCAPE AREA
SCV	DENOTES SPRINKLER CONTROL VALVE
WH	DENOTES WAREHOUSE
8	DENOTES HANDICAP PARKING SPACE
SW	DENOTES WATER LINE
SS	DENOTES SANITARY SEWER LINE
UL	DENOTES UNDERGROUND POWER LINE
OE	DENOTES OVERHEAD POWER LINE
TL	DENOTES TELEPHONE LINE
UG	DENOTES UNDERGROUND GAS LINE
SL	DENOTES UNDERGROUND STREET LIGHT LINE
TC	DENOTES EXISTING CONTOURS
EL	DENOTES EXISTING BUILDING LINE
OV	DENOTES OVERHANG



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 13045 S Mur-Len Road  
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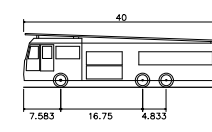
Date Prepared: December 31, 2020



Mack TerraPro Low Entry 6x4 LEU 613  
 + Wayne Phoenix III 25Yd

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.

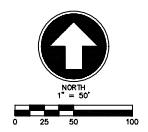


E-ONE HP100 Aerial

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.

- DENOTES PROPOSED BUILDINGS
- DENOTES 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 FIREHOSE PATH
- DENOTES EXISTING CURB
- DENOTES EXISTING SIDEWALK
- DENOTES EXISTING STORM
- DENOTES EXISTING SANITARY
- DENOTES EXISTING WATERLINE
- DENOTES PARKING SPACE COUNTS
- DENOTES ACCESSIBLE PARKING SPACE COUNTS



- R/W DENOTES RIGHT-OF-WAY
- ST DENOTES SIGN POST
- PH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- WM DENOTES WATER METER
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- AC DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
- FF DENOTES FINISHED FLOOR ELEVATION
- RD DENOTES ROOF DRAIN
- PO DENOTES POOL OPTICS
- LA DENOTES LANDSCAPE AREA
- SCV DENOTES SPRINKLER CONTROL VALVE
- MM DENOTES MANHOLE
- MS DENOTES HANDICAP PARKING SPACE
- W DENOTES WATER LINE
- SAN DENOTES SANITARY SEWER LINE
- POW DENOTES OVERHEAD POWER LINE
- UGP DENOTES UNDERGROUND POWER LINE
- UGS DENOTES UNDERGROUND GAS LINE
- UGL DENOTES UNDERGROUND STREET LIGHT LINE
- CON DENOTES EXISTING CONTOURS
- BLN DENOTES EXISTING BUILDING LINE
- OVH DENOTES OVERHANG

20-0032

**Payne & Brockway P.A.**  
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 450 N. W. 10th St., Suite 200  
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**OLATHE HEALTH QUIVIRA CAMPUS**  
 PART OF LOT 36, HARMONY VIEW WEST - 151ST ST 7 QUIVIRA RD.

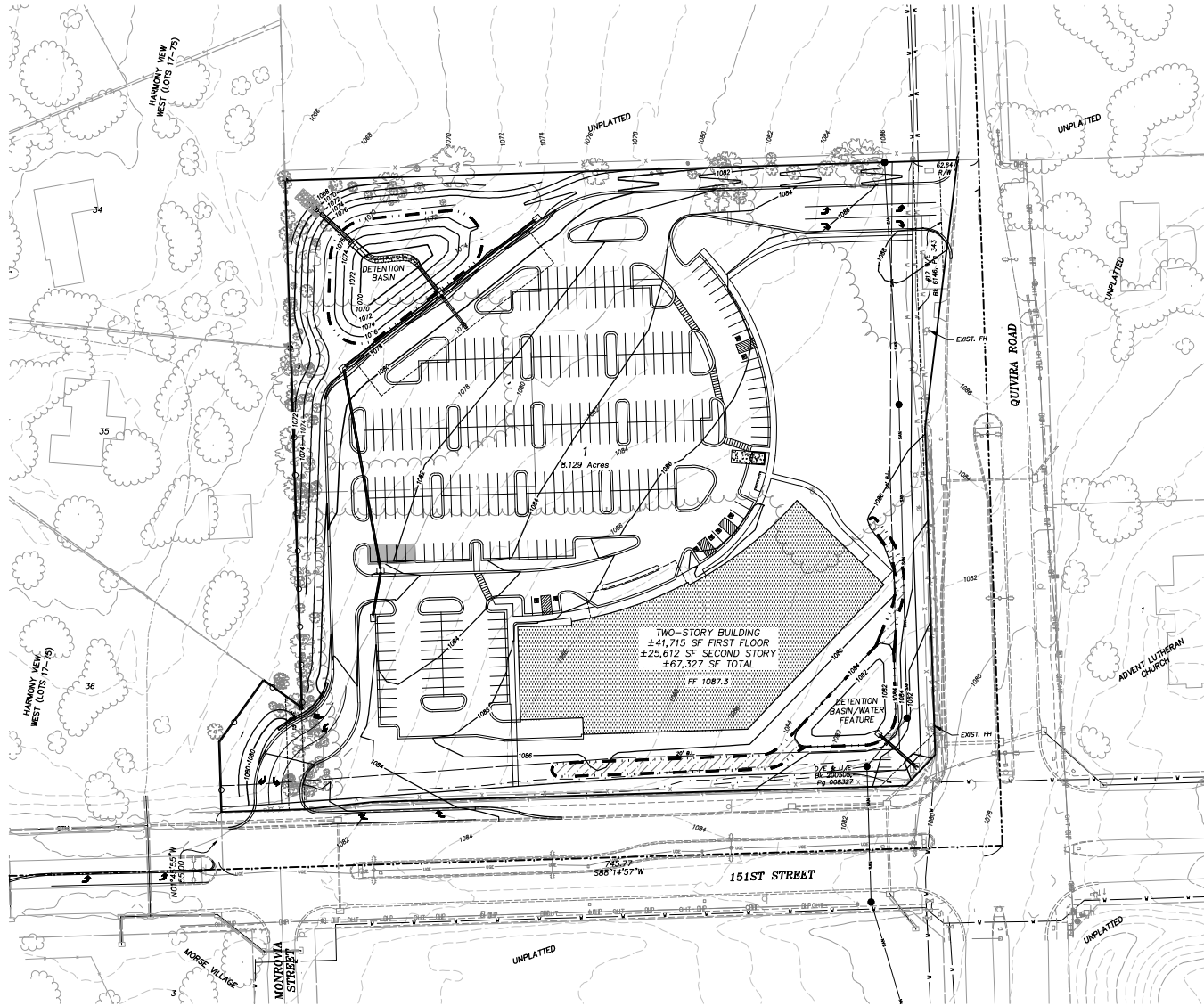
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12-30-20

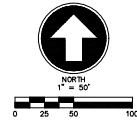
**PDP2**

**VEHICULAR TRACKING PLAN**





- DENOTES PROPOSED BUILDINGS
- DENOTES 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 FIREHOSE PATH
- DENOTES EXISTING CURB
- DENOTES EXISTING SIDEWALK
- DENOTES EXISTING STORM
- DENOTES EXISTING SANITARY
- DENOTES EXISTING WATERLINE
- DENOTES PARKING SPACE COUNTS
- DENOTES ACCESSIBLE PARKING SPACE COUNTS



- DENOTES RIGHT-OF-WAY
- DENOTES SIGN POST
- DENOTES FIRE HYDRANT
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES POWER POLE
- DENOTES LIGHT POLE
- DENOTES AIR CONDITIONING UNIT ON CONCRETE PAD
- DENOTES FINISHED FLOOR ELEVATION
- DENOTES ROOF DRAIN
- DENOTES FIBER OPTICS
- DENOTES LANDSCAPE AREA
- DENOTES SPRINKLER CONTROL VALVE
- DENOTES MANHOLE
- DENOTES HANDICAP PARKING SPACE
- DENOTES WATER LINE
- DENOTES SANITARY SEWER LINE
- DENOTES UNDERGROUND POWER LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND STREET LIGHT LINE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING BUILDING LINE
- DENOTES OVERHANG

20-0032

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 WWW.PAYNE-BROCKWAY.COM



**OLATHE HEALTH QUIVIRA CAMPUS**  
 PART OF LOT 36, HARMONY VIEW WEST - 151ST ST 7 QUIVIRA RD.

**PRELIMINARY GRADING PLAN**

NO.	DATE	DESCRIPTION	BY	CTA
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12-30-20

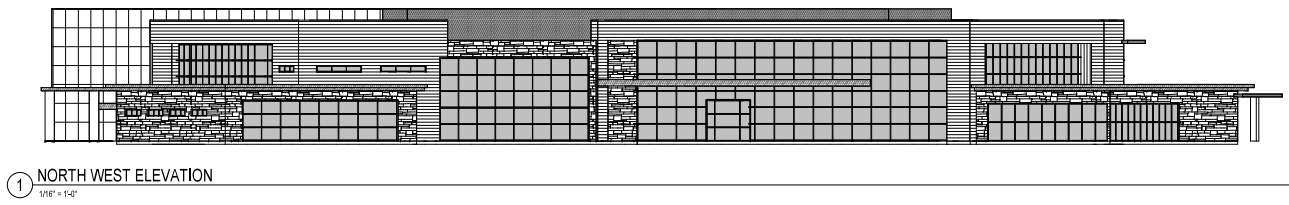
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# EXTERIOR MATERIAL CALCULATIONS AND TOTALS (FOR REFERENCE ONLY)

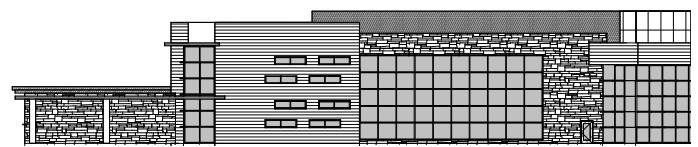
ELEVATION	CLASS 1 MATERIAL		CLASS 2 MATERIAL		CLASS 3 MATERIAL		CLASS 4 MATERIAL		CLASS 5 MATERIAL		TOTAL AREA
	STONE VENEER, SYNTHETIC	%	STONE PANEL, NATURAL	%	INSULATED METAL PANEL	%	PAINTED METAL	%	GLAZING CURTAIN WALL	%	SF
NORTHWEST	1,448	15.50%	0	0	2,802	30.10%	24,109	26.10%	5,544	59.30%	9,543
NORTHEAST	1,405	21.50%	1,913	29.50%	1,151	17.70%	249	3.80%	1,806	27.70%	6,524
SOUTH	1,637	27.70%	90	1.50%	1,888	31.40%	235	3.90%	2,555	43.60%	6,624
SOUTHEAST	687	4.00%	2,325	13.70%	1,920	11.50%	84	0.50%	4,246	25.30%	11,100
WEST	887	19.30%	0	0	1,899	42.80%	254	5.80%	7,000	15.90%	5,147
MATERIAL TOTALS	6,104	15.6%	6,018	15.3%	9,154	23.5%	1,066	2.8%	16,100	41.5%	38,941

EXTERIOR MATERIALS LEGEND	
GRAPHICS	DESCRIPTION
	GLAZING / CURTAIN WALL CLASS 1 MATERIAL
	INSULATED METAL PANEL CLASS 1 MATERIAL
	PAINTED METAL CLASS 4 MATERIAL
	STONE VENEER, SYNTHETIC CLASS 1 MATERIAL
	STONE PANEL, NATURAL CLASS 2 MATERIAL

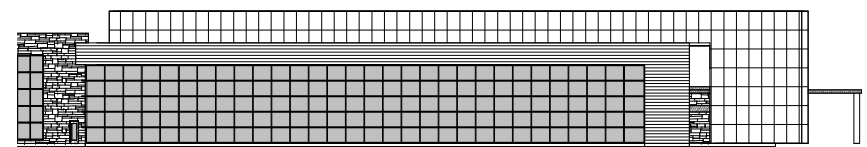
EXTERIOR MATERIALS LEGEND  
1/8" = 1'-0"



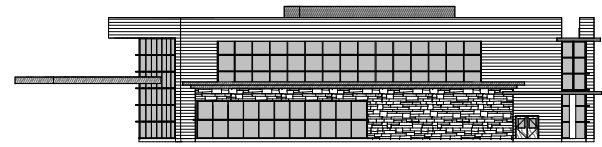
1 NORTH WEST ELEVATION  
1/8" = 1'-0"



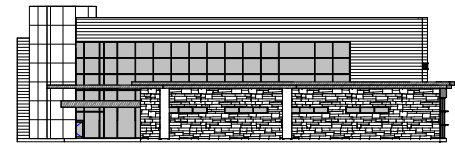
2 SOUTH ELEVATION  
1/8" = 1'-0"



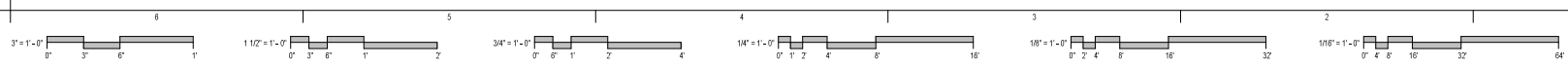
3 SOUTH EAST ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"



5 NORTH EAST ELEVATION  
1/8" = 1'-0"



**PULSE**  
DESIGN GROUP

PR: 010404-0005  
COT: Melissa G. P., Suite 145  
FX: 010404-0006  
pulsedesigngroup.com

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These record drawings have been prepared, in part, on the basis of information compiled and furnished by others. The architect will not be responsible for any errors or omissions which have been incorporated into this document as a result.

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**EAST OLATHE MOB**  
**OLATHE HEALTH**

NORTHWEST LOT OF 15th STREET AND QUIVIRA ROAD  
OLATHE, KANSAS  
STATE NO. 380750

DATE: 02/22/2021  
PROJECT #: 201115

REVISION: DATE

**AE2-101**  
EXTERIOR ELEVATIONS





























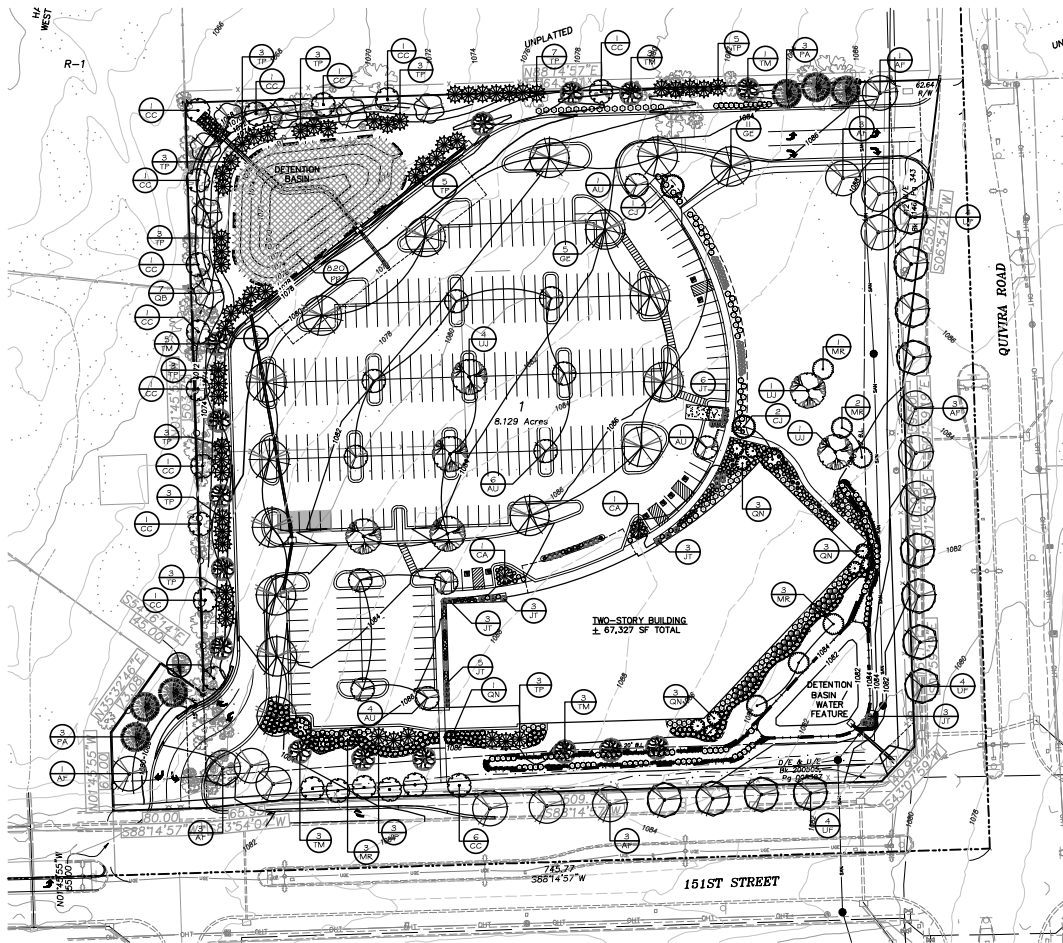












1 LANDSCAPE TREE PLAN  
 1" = 50'

#### 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 contractors 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 shall receive 3" minimum depth of 2-4" Missouri Rainbow river rock on DeWitt Pro-5 weed fabric as detailed, unless otherwise noted. In landscape beds, mulch shall be a consistent 3" depth throughout and weed fabric shall not be visible. For trees planted in turf areas, a ring of died brown shredded hardwood mulch shall be formed into a saucer in a minimum ring twice the diameter of the rootball from the trunk with minimum depth of 3" water settled. Elevation of top of mulch shall be 1/2" below any adjacent pavement. River rock landscape beds shall have black 1/2" x 4" steel edging between landscape bed and turf. No edging shall be used between pavement and landscape bed. Hardwood mulch tree rings shall have a natural edge.
- 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 seed in all areas disturbed during construction not otherwise designated as another material. Seeded areas greater than 4:1 slope shall have erosion control blanket installed over the seed and fastened with sod staples, per manufacturer's recommended spacing. Seed shall be Excalibur Turf-type Tall Fescue Blend (or approved equal) applied at recommended seeding rate for new lawns. Starter fertilizer shall also be applied at time of seeding that contains a moisture management agent in it.
- Proposed trees shall not be placed over existing or proposed utility service lines. It is the contractor's responsibility to understand utility locations and have them marked during tree planting 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, backflow, 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 that 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.

#### TREE AND NATIVE SCHEDULE

EVERGREEN TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CA	2	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6' Ht.	B&B / Cont.
	JT	23	Juniperus virginiana 'Taylor'	Taylor Juniper	6' Ht.	B&B / Cont.
	PA	6	Picea abies	Norway Spruce	6' Ht.	B&B / Cont.
	TP	55	Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' Ht.	B&B / Cont.
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CC	19	Cercis canadensis	Eastern Redbud	1" Cal.	B&B / Cont.
	CJ	3	Comus controversa 'June Snow-IFS'	June Snow Dogwood	1" Cal.	B&B / Cont.
	MR	9	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	1" Cal.	B&B / Cont.
	QN	10	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	1" Cal.	B&B / Cont.
SHADE TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AU	12	Acer truncatum x 'platanoides' 'JFS-KW187'	Urban Sunset Maple	2.5' Cal.	B&B
	GE	16	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5' Cal.	B&B / Cont.
	QB	7	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	TM	15	Taxodium distichum 'Micklejohn' TM	Shawnee Brave Bald Cypress	2.5' Cal.	B&B
	UJ	6	Ulmus americana 'Jefferson'	American Elm	2.5' Cal.	B&B
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AF	14	Acer x freemansi 'Jefferson' TM	Autumn Blaze Freeman Maple	2" Cal.	B&B / Cont.
	UF	12	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	B&B / Cont.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	pp	820	Panicum virgatum 'Purple Tears'	Purple Tears Switch Grass	1 gal.	48" o.c.

#### LANDSCAPE CODE CALCULATIONS:

STREET TREES (1 TREE PER 40 LF FRONTAGE)  
 151st ST (ARTERIAL) - 655.72 LF FRONTAGE / 40 = 17 TREES (17 PROPOSED)  
 QUIVIRA RD (ARTERIAL) - 570.45 LF FRONTAGE / 40 = 15 TREES (15 PROPOSED)

PARKING PERIMETER (CONTINUOUS SHRUB SCREEN TO 3')  
 PROVIDED - NOTE: IF PLANTINGS ARE NOT 36" AT TIME OF PLANTING, PLANTING BED WILL BE BERMED UP TO ACHIEVE 36" TALL SCREENING.

PARKING INTERIOR (1 ISLAND PER 20 STALLS, 1 SHADE TREE PER ISLAND)  
 313 STALLS / 20 = 16 ISLANDS WITH 1 SHADE TREE PER ISLAND (PROVIDED)

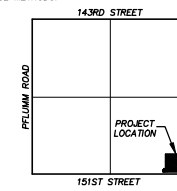
FOUNDATION PLANTINGS (25% OF FACADE FACING ROW OR PARKING - MUST BE IRRIGATED)  
 34,230 FACADE SF x 0.25 = 8,560 SF REQ'D. (8,800 SF PROVIDED)

TYPE 1 BUFFER (1 EVERGREEN + 1 SHADE + 1 ORNAMENTAL + 20 SHRUBS PER 100 LF FRONTAGE)  
 SOUTH - 655.72 LF = 7 EVERGREEN + 7 SHADE + 7 ORNAMENTAL + 132 SHRUBS (PROVIDED)

#### MECHANICAL/UTILITY EQUIPMENT SCREENING NOTE:

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 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 ELEMENTS, OR A COMBINATION OF THESE METHODS.



LOCATION MAP  
 SEC. 3, T14S, R24E



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 913-738-5250

Date Prepared: December 31, 2020

20-0032

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OLATHE HEALTH QUIVIRA CAMPUS  
 PART OF LOT 36, HARMONY VIEW WEST - 151ST ST 7 QUIVIRA RD.

PDP LANDSCAPE PLAN

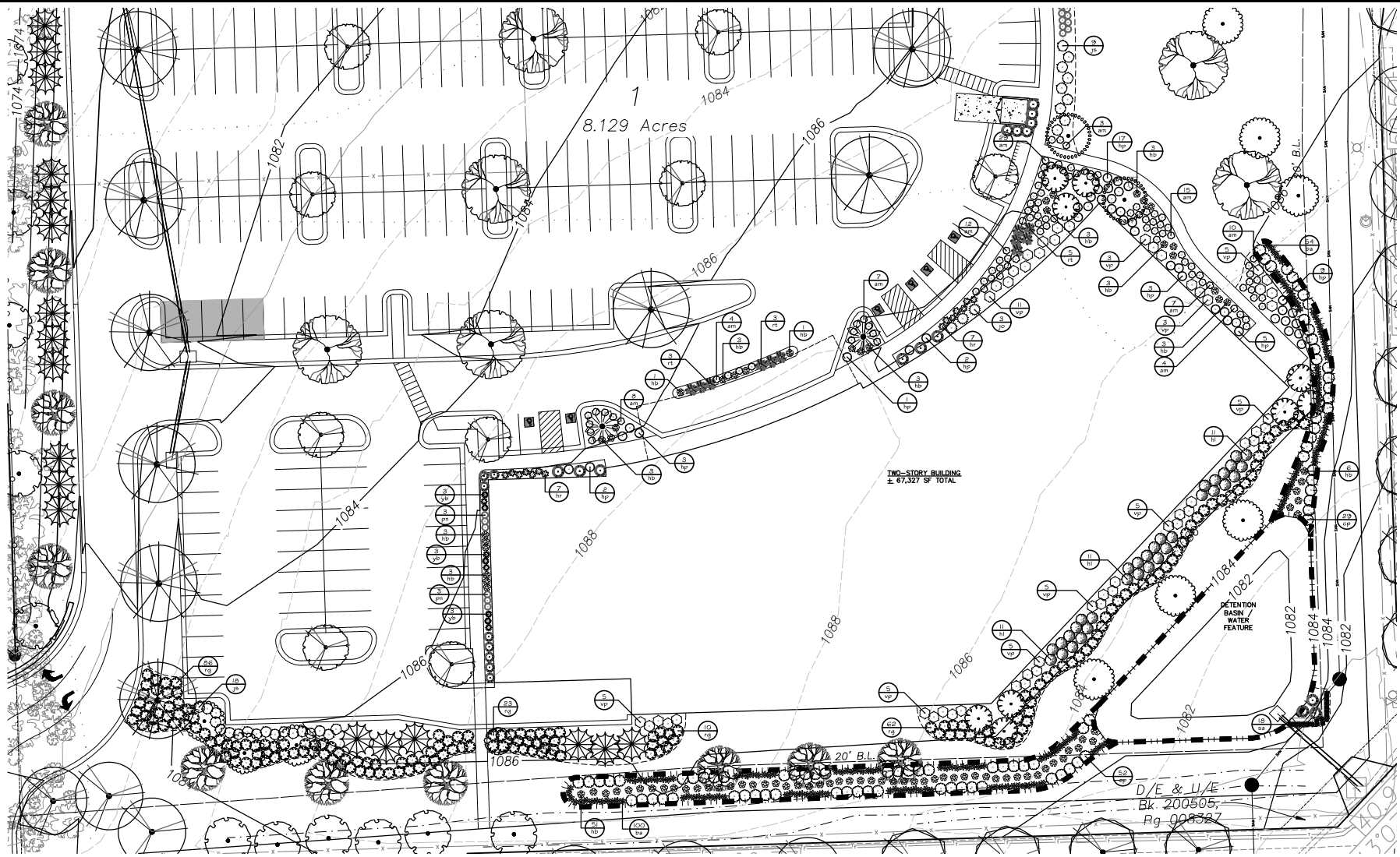
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12-31-20

PDP L1

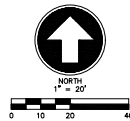
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# 1 LANDSCAPE SHRUB PLAN ENLARGEMENT

1" = 20'

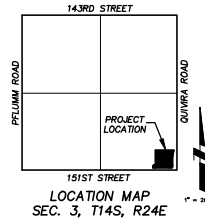
\*\*\* SEE SHEET L3 FOR PLANT LEGEND



## MECHANICAL/UTILITY EQUIPMENT SCREENING NOTE:

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20-0032

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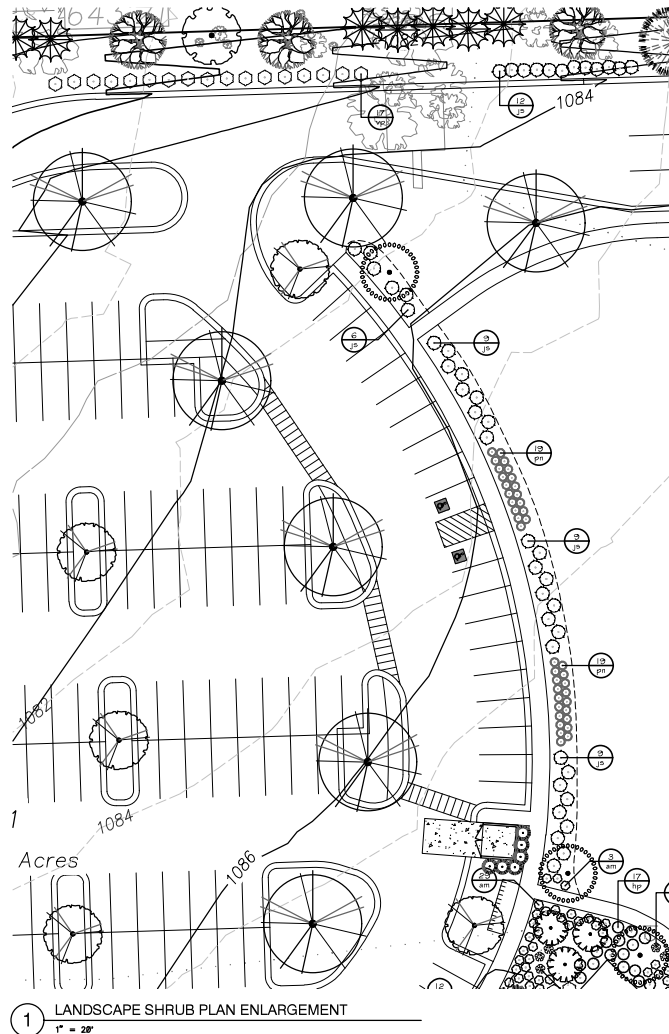
PDP LANDSCAPE PLAN

NO.	DATE	DESCRIPTION	BY
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4			
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12-31-20

**PDP L2**



1 LANDSCAPE SHRUB PLAN ENLARGEMENT  
 1" = 20'

#### SHRUB AND ORNAMENTAL SCHEDULE

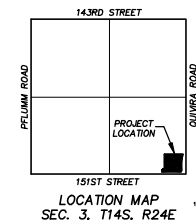
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	am	99	Aronia melanocarpa 'UCONNAM165'	Low-Scape Mound Chokeberry	24" HL
	cp	81	Cornus oblique 'Powell Gardens'	Red Rover Dogwood	24" HL
	hb	86	Hibiscus x 'Berry Awesome' TM	Summerfic Berry Awesome Hibiscus	24" HL
	hl	33	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" HL
	hp	42	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Strawberry Panicked Hydrangea	24" HL
	hr	14	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	24" HL
	js	63	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" HL
	jo	3	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" HL
	rg	181	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" HL
	rt	11	Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	24" HL
	vp	69	Viburnum x pragnense	Prague Viburnum	24" HL
	yb	9	Yucca filamentosa 'Bright Edge'	Variegated Yucca	24" HL
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ba	154	Baptisia australis	Blue Wild Indigo	24" HL
	sa	18	Sedum x 'Autumn Fire'	Autumn Fire Sedum	24" HL
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	pn	44	Panicum virgatum 'North Wind'	Northwind Switch Grass	24" HL

\*\*\* SEE SHEET L1 FOR TREE LEGEND,  
 LANDSCAPE NOTES AND CODE CALCULATIONS

#### MECHANICAL/UTILITY EQUIPMENT SCREENING NOTE:

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 Date Prepared: December 31, 2020

20-0032

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**OLATHE HEALTH QUIVIRA CAMPUS**  
 PART OF LOT 36, HARMONY VIEW WEST - 151ST ST 7 QUIVIRA RD.

**PDP LANDSCAPE PLAN**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2-1-21	City Comments	CDW
2	2-23-21	City Comments	CDW
3			
4			
5			
6			
7			



12-31-20

**PDP L3**





YEAR 1



YEAR 5



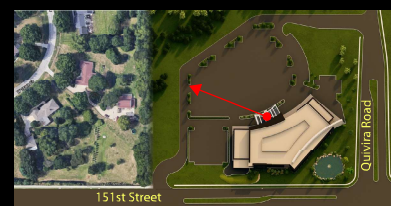




YEAR 1



YEAR 5







YEAR 1



YEAR 5







YEAR 1



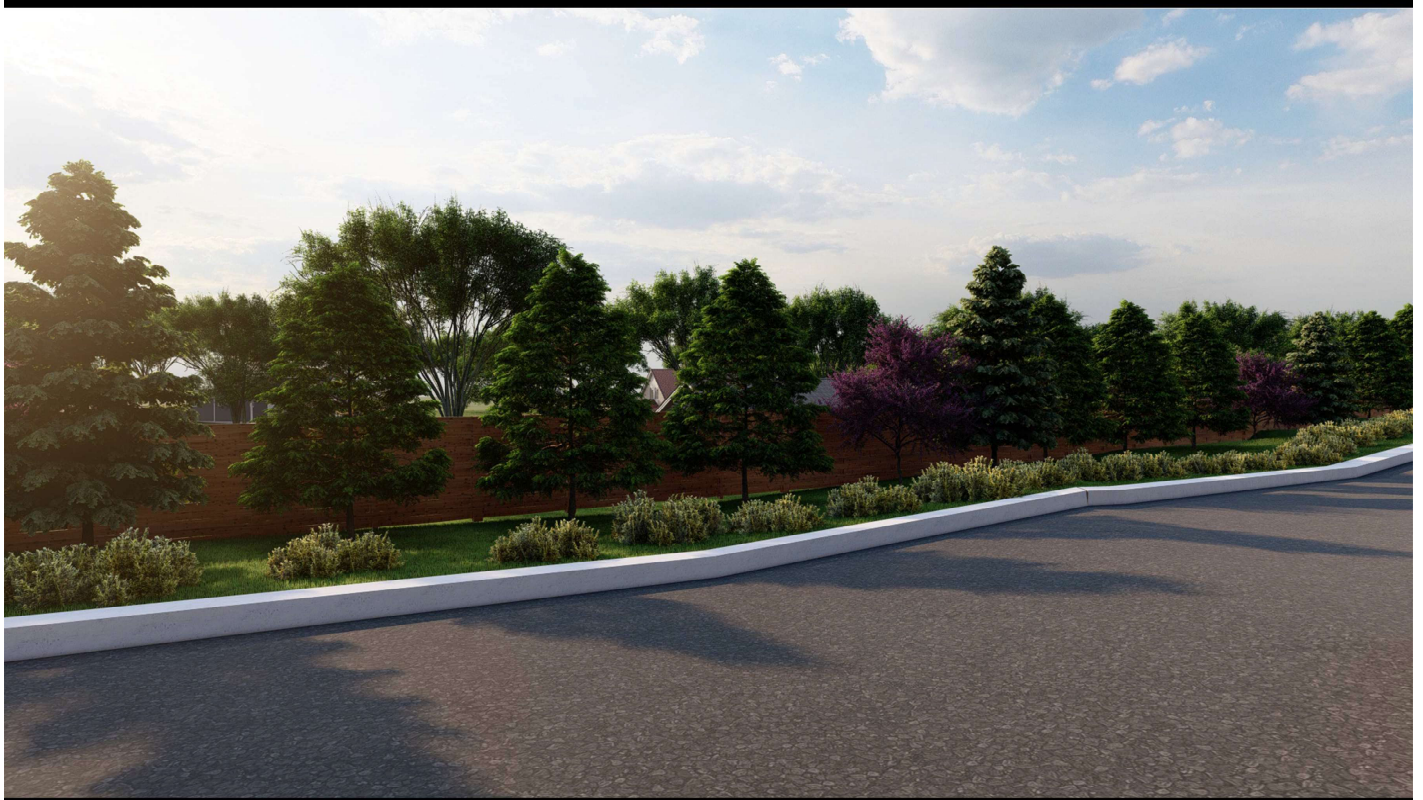
YEAR 5



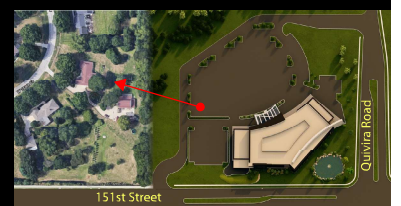




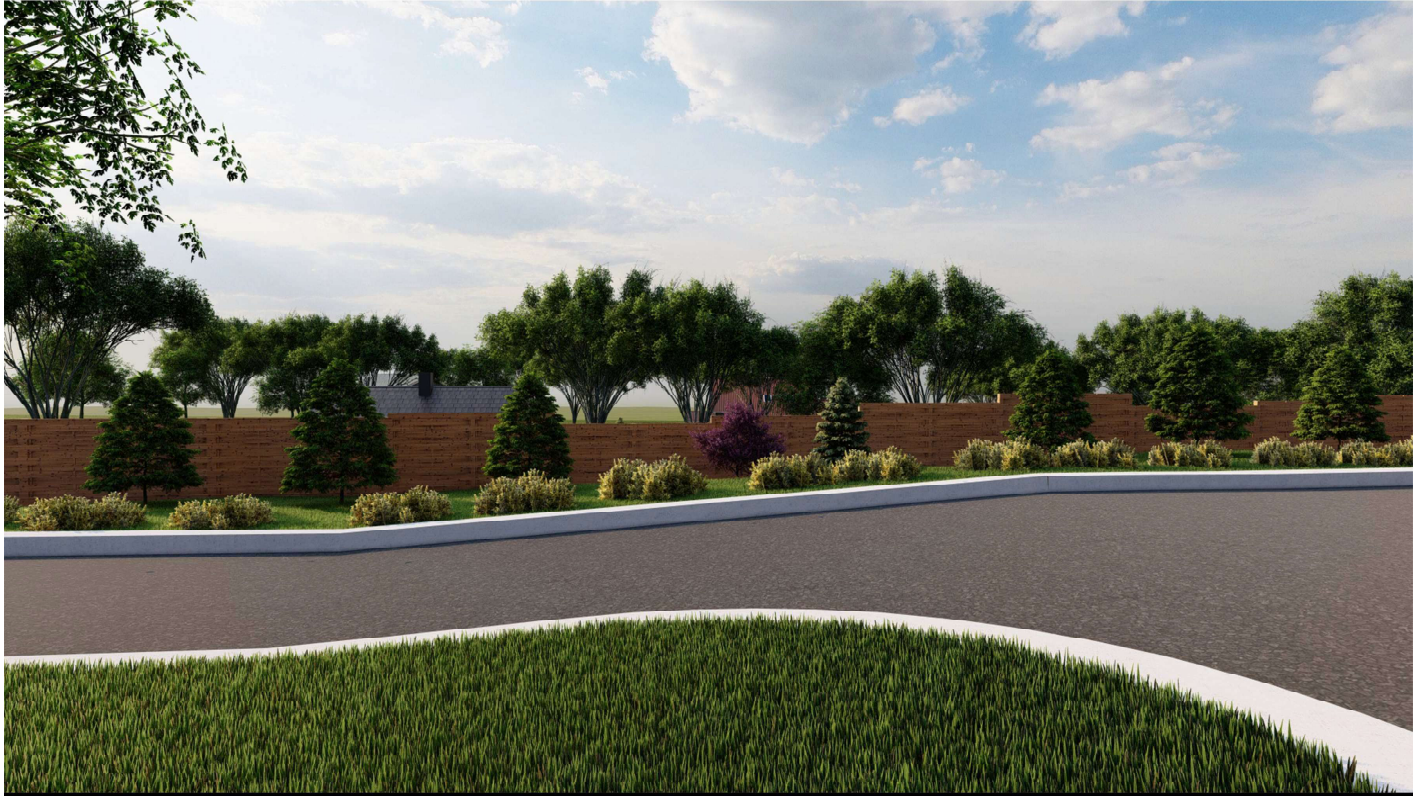
YEAR 1



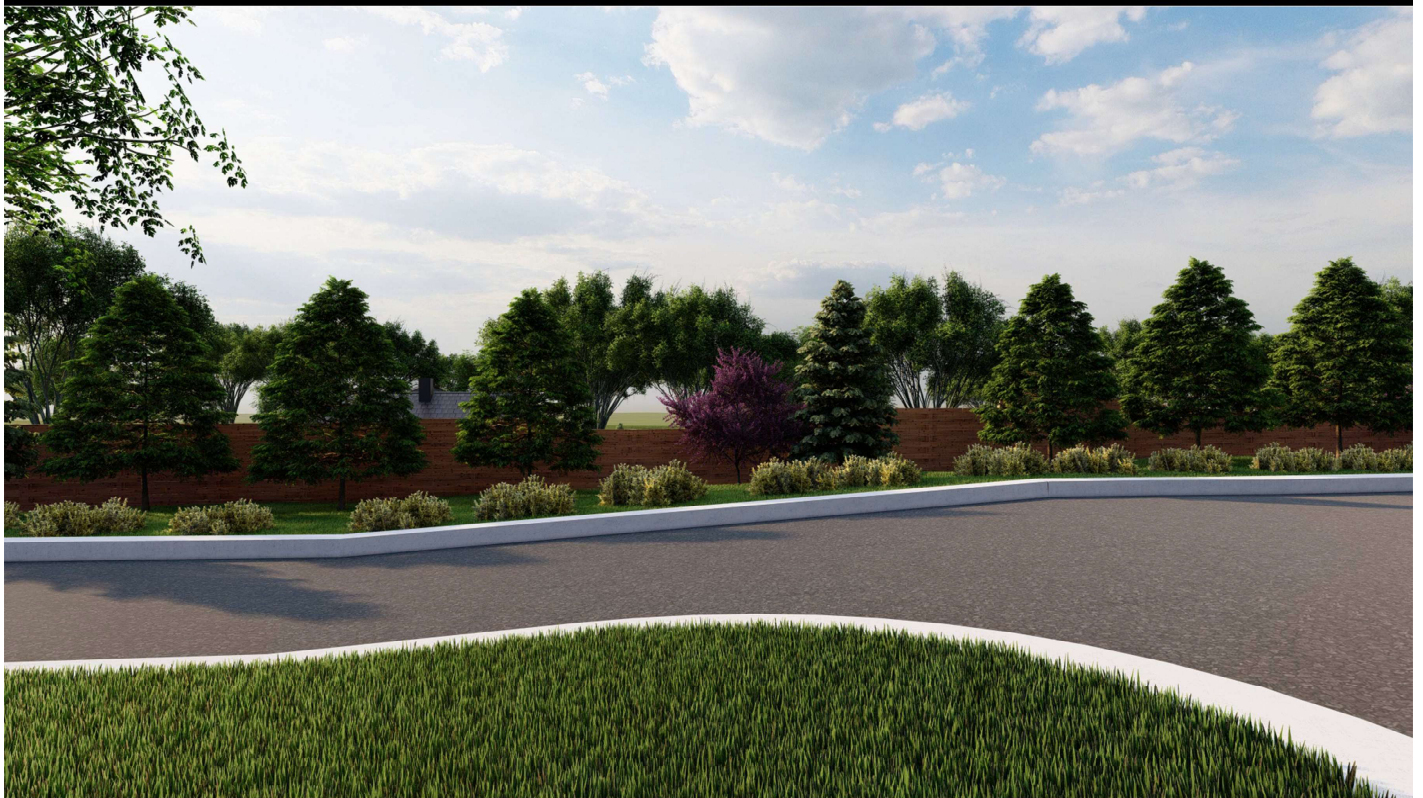
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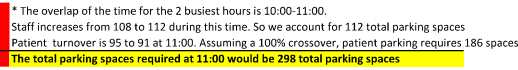


YEAR 5



## 2-22-2022

6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM
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# **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)

February 23, 2021

Kim Hollingsworth, Senior Planner  
Planning Department  
City of Olathe  
P.O. Box 768  
Olathe, KS 66051-0768

RE: Olathe Health Quivira Campus – RZ20-0015

Dear Ms. Hollingsworth:

On Thursday, January 28, 2021 at 7:00 pm a neighborhood meeting for Olathe Health Quivira Campus was held via a Zoom meeting. Notices were mailed on January 15, 2021 with the information to sign into the meeting at the scheduled time.

Todd Allenbrand with Payne & Brockway introduced himself and established some rules. Rob Heise with Meyer Companies introduced the guests that are representing the owner in the meeting as follows:

Stan Holm, CEO Olathe Health  
Jeff Dossett, COO Olathe Health  
Eric Ford, CAO Olathe Health  
Mike Jensen, CSO Olathe Health  
Basil Sherman, Principal Pulse Design Group  
Dennis Burns, President Pulse Design Group  
Matt Meier, Senior Director Pulse Design Group  
Todd Allenbrand, Project Manager Payne & Brockway  
Linda Gerber, Office Administrator Payne & Brockway

The following are the neighbors that attended the meeting:

BRIAN GREGORY 1220 W 149 <sup>TH</sup> STREET OLATHE, KS 66062	ADVENT LUTHERAN CHURCH HANK MOYERS 11800 W 151 <sup>ST</sup> STREET OLATHE, KS 66062	JASON NEAT JACQUE NEAT 14915 QUIVIRA ROAD OLATHE, KS 66062
JESSE COOLIN 12024 W 150 <sup>TH</sup> CIRCLE OLATHE, KS 66062	JESSICA HOLTHAUS 1512 MONROVIA STREET OVERLAND PARK, KS 66221	ADAM BUTLER 14915 S QUIVIRA ROAD OLATHE, KS 66062
KEVIN GILMORE CITY COUNCIL MEMBER		

Todd: Hi everyone in my name is Todd Allenbrand with Payne & Brockway. Let's give it a couple minutes and then we will try to make some quick introductions and lay some ground rules and then I will turn it over to Rob Heise to start the meeting up.

Rob: Hi Todd, how are you?

Todd: Good, how are you Rob?

Rob: Doing good, thanks.

Todd: All right I think that might be about it so again I'm Todd Allenbrand with Payne & Brockway and we're here for the neighborhood meeting for the Olathe Health Quivira Campus and before I turn it over to Rob I just want to give everyone a couple of ground rules we are taking minutes for the meeting to turn into the city of Olathe so when we get to the question-and-answer session if you would please state your name and your address before asking a question to him we would really appreciate it and then also if you have any additional questions after that fact please just state your name again and that would be the same for the design team will be doing the same, so when, Rob is ready to go we'll just let him.

Rob: Thank you very much Todd and Thank you for everybody for taking the time to attend this the neighborhood Zoom call to learn more about the planned medical facility on the eight Acres that's on the northwest corner of 151st and Quivira some people on this call are probably well-versed with this type of virtual meeting that in the event that you're not don't worry we will take our time and go slow and make sure everybody has a chance to ask questions or get clarifications as needed and to reiterate what Todd said we are taking meeting minutes for this in so prior to asking questions or making comments please state your name and address so we can record those accordingly. I think what I would first like to do is to go over the agenda first. Is that we will start out by introducing the applicant Olathe Health along with the applicants team members and then we'll all go into the presentation of the project which will go over the site plan the building renderings and while they do that they'll address some of the building materials that will be in the building and go through the physical components of the project and then there will be an opportunity for questions and answers after that so this meeting probably is anywhere from a 30-minute to a hour meeting depending on the level and amount of questions that you guys have as neighbors of this project so to leave that off from Olathe Health on the call tonight we have a Stan Home who is the CEO of Olathe health, we have Eric Ford who is the CAO of Olathe Health, Basil Sherman architect with Pulse design group, Dennis Burns Architect with Pulse Design Group and Todd Allenbrand who you just met who had kicked off the conversation and he's with Payne & Brockway civil engineer with that said I am going to turn over and have opening remarks from Olathe Health, have Eric Ford talk a little about Olathe Health, but also about the project and have Pulse Design Group go through the physical components of the project, Eric.



Eric: I'm good now just got connected, sorry for that delay guys.

Dennis: Yes sir, Eric the floor is yours

Eric: Thank You for taking the time out this evening to learn more about our new facility as Rob mentioned my name is Eric with Olathe Health, we are excited to share our plans to add value to your community by providing fast easy and great health care close to home. Strategically this is a great location many of our sites are located in neighborhoods and we are looking forward to becoming your neighbor. This building is designed and you'll see the plans shortly as close to the corner of 151st and Quivira as possible to accommodate your residence and your home and your families our design is to create a sense of personalized care for your entire family of all ages the building will be equipped with a physician office building that includes Primary Care, Specialty Care, Urgent Care, Physical Therapy an Imaging Center for X-ray and CT scans also will have a lab and a same-day outpatient surgery center. Our normal hours of operation are Monday through Friday 7 a.m. to 7 p.m. and that 7 a.m. to 7 p.m. really speaks to our urgent care we have earlier operating hours and hours in the evening to accommodate work schedules we have weekend Urgent Care hours as well from 9 a.m. to 5 p.m. There will also be an economic boost in the community also by creating more than 65 jobs with this project also want to share that we are not a 24-hour facility with inpatient beds and there is no emergency room so if there is concern about noise late at night or sirens late at night we are just an outpatient ambulatory site that has Physician Offices and Urgent Care we're looking forward to becoming a good neighbor I want to thank you again for this evening at this time Basil Sherman from Pulse Design will showcase our building design.

Basil: Thank you Eric, can you guys hear me? So, on the line as well as Matt Meier our project architect and I don't know. Todd Are you going to be sharing the screen or does everybody already have the renderings?

Todd: Matt will be he's got access to do that.

Basil: Ok. So, as we have already alluded to you can see the site the corner of the site where the project will sit. we're very excited to hopefully be bringing this project to the community as Eric alluded to it's a medical office function we've tried to site the building not only per the City of Olathe guidelines but also in such a way that we are really addressing the inherent need and/or wants of the community around so we've addressed the building as tight to the corner as you can get and still have access we've tried to make sure we have the appropriate screening Landscaping screening etc. around the property as the city requires you can see the site plan here the building is on the bottom right-hand corner of the site at the street intersection parking behind that really trying to address the public way with a building itself and not have a the heavy building element on the back near your guys homes and then if we want to go to one of the first views. Matt- this is sort of a rendered aerial view site plan you can see the building and site set back a very, very good distance of the adjacent residential

properties and then siting parking and drop off at loading on the opposite side of the main street so we're not visible from the streets fronts and screened from the residence by landscape to the next one this is the view of what the current proposal is this is a view close to the corner of 151st and Quivira this view is showing several of the materials that are being proposed but you can see where we're trying to work in a lot of glass, lot of daylight really engage a fair amount of landscaping the materials themselves had not been one hundred percent selected but will be high quality durable materials of Stones, Masonries potentially metal panels but a lot of glass a lot of view we are trying to make sure that it's a building that you know the community can be proud of you can see that there's a the element across the top he sort of the blade wall if you will that is addressing the street front providing equipment screening but also providing an opportunity for signage and then even potentially a landscape water feature in front of that again right on the corner. Let's go to the next one. This is a view coming up as if it was the actual patient drop-off at the building in the main entrance and again you can see some other materials what was discussed earlier you will see the lower right-hand corner of glass that's looking into what would be the patient's therapy area, the two-story glass element you see behind that is the lobby which would be part of an atrium that leads into a large atrium very welcoming very modern approach to providing healthcare you see we're working in some wood elements on the underside there again to try to give it a little bit more natural and softer feel and a fully covered drop-off so patients can get dropped off and unloaded without being exposed to the weather. This is just a little bit closer view of that same view but you see little bit more on the materials and the look and feel of that kind of pedestrian approach coming from that side of the building this is the same view coming from the opposite direction so the pedestrian scales were walking towards the main entrance again you can see what wood element and the drop-off is a step back just a little bit further viewing towards what would be the Imaging Center behind the wall there in front of us and again the surgery center potentially is in the element up above that you see there on the second story and then this is this side of the Imaging Center is again behind the shorter windows that you see on the side as well as an outdoor plaza and a potential patient pickup point and staff decompressed area on that side. And then this is a view from that main view that you saw earlier it's sort of right off the corner this is a little bit further down 151st Street you can see again sort of what the street facade would look like again trying to work with a good balance of materials having a lot of glass, a lot of daylight a lot of natural materials but at the same time used in a modern way that isn't boring but at the same time isn't too ostentatious. This is the view coming back the other way looking back there is an offset window there occur near stairwell and some off stage staff areas, and then again windows on each corner and edge again trying to address those corners and really highlight what can be there, you can start to see the beginning of a berm which we will develop in full as we get further into it to help screen some of the parts of the building from the street.

Matt: And that is it for images.

- Basil: So, overall, that is the building that's being proposed that Olathe has envisioned. Trying to think of anything that I really left out, Eric really covered the services that were being provided. We are really excited to bring a really high level state-of-the-art medical facility to your guys community.
- Rob: If we could go back to the site plan there, I would like to just point out a couple key characteristics to this portion of it is on the far northwest corner you'll see detention area that's a dry detention area and it would only contain water in high weather events or large water events when we had a lot of rain the detention Basin on the Southeast corner on 151st and Quivira that will be a wet water detention area that will serve as a feature to that side of the building in the corner of the two arterials that come together. With that said if Basil, Matt or Todd don't have any other comments on the on the project, what I would like to do now is welcome any of the neighbors that are on the Zoom call here to ask questions we don't really have a button to raise your hand or anything but I think if two people start talking at once by accident we will make sure that one takes the lead and we'll get back the other one with a follow-up question. The floor is open at this time for any of the neighbors that would like to ask any of the team a question.
- Todd: Again, this is Todd Allenbrand from Payne & Brockway just to remind everybody when you ask a question please state your name and your address and then if you have any follow-up questions please state your name from that point on. Thank you.
- Brian: Hi there this is Brian Gregory. Hey Todd.
- Todd: Hi Brian, how are you?
- Brian: Good, 1220 W 149<sup>th</sup> Street, I'm the president of the Harmony View West, HOA. My first question is on this site additional building that you haven't shown on your renderings, can you please talk about that?
- Rob: Good question that is a building that has 20,000 square foot building that when we originally planned the other campus, we had submitted that document to the city that is not going to be part of this phase of a campus if we do come back and build that it'll be the future time.
- Brian: I just want to point out for everybody on the call if you can switch to the next slide which is the rendering, this is a super misleading, not that one, the previous one, super misleading view and I want to make sure everybody on the call understand those trees that you show there on the left hand side are that's absolutely the backyards of the properties in Harmony View West literally none of those trees are on the property of you control in that parking lot goes right up from looks to me like 10 to 15 so you know I want everybody to understand there's not going to be room for much screening there because you're covering the whole property with the parking lot.



Rob: Good point.

Todd: This is Todd with Payne & Brockway, Brian the properties to the West the space between the curb and the property lines is 30 feet and then to the north it's 20 feet so that's enough space to allow for additional planting to fill in anything that we can't save in the during the time of construction but were going to make every effort we can to save as many trees as we can that are on their property but then as you can tell by the landscape plan we're in filling with a substantial amount of trees.

Brian: The distance to the back of the shed and that one property there what does this look like? It doesn't look like much that's for sure.

Todd: Without getting in there measuring and if you guys can bear with me, I can give you guys a guesstimate, what it is but it's probably approximately 50 - 70 ft.

Brian: Yeah, that's what I was thinking.

Basil: Yeah, and if I could chime in here. That sort of rendered aerial was made actually prior to the site plan and we haven't updated it since things are still working with the city on all of the landscaping requirements but the city requires a what they call buffer yard on our property so we have to provide that thirty to forty feet for you and Todd you could check on that to the setback relativity any developed road if you will or parking and we are required to heavily landscape that from by the city so while I agree in that aerial view that appears to just be the trees that are there today we are not reflecting the new landscape yet on that but we fully recognize that we have to provide additional screening and buffering as part of the development.

Brian: Yeah, let me, like I said that that's my trees that are there today. What you're showing for trees is in Harmony View West property but I guess in general I would say that or primary concern is that this is a massive facility that doesn't really fit with the area and you know I have to point out that brand new facilities of this exact same type literally within a couple of miles down the road of closed because of location volume so you know I mean these days you can go outside and throw a rock and hit five of these places so you know what are we going to be left with you know two years from now in this thing closes because it doesn't have enough patient volume that literally happened at 159th and 69 Highway last month.

Rob: Are you referring to the Bluhawk Development?

Brian: I'm not referring to it, the St. Luke's facility that they closed in December that was less than 2 years old.

Rob: The micro hospital, I get you.

- Basil: Yeah, Stan or Eric you probably can talk to the Olathe sort of forecasting of this better, but I can tell you that the St. Luke's facility or alluding to I'm with substantially different model of care in a different line of services that was truly a hospital with inpatient care and emergency services and does take a completely different patient mix and a patient source to be successful.
- Eric: I was going to say to those to the neighbors here on the call, this is and outpatient center, no inpatient beds. This is a clinic, and we build several clinics across our enterprise in various neighborhoods. We have done some analytics and we do plan to be in this community for a very long time. So, if we look at the placement of this facility and the services that we are providing there we do not think we are at risk of closing in the near future. In fact, our hope is to really to expand the service is over time that the business being a really strong growth area.
- Brian: Well, I get it. I guess it it's just a massive facility and I believe there are at least six other urgent care facilities within three miles of this address as well as three full-service hospitals that's within six miles of this address. So that is what I had to comment.
- Todd: Again, this is Todd at Payne & Brockway. Brian just also further address your concerns about the landscaping. We have exceeded the minimum requirement for buffers on the west and north side if that also helps somewhat.
- Rob: This is Rob Heise., and to add onto what Todd had just said, the city has a unified development ordinance for building. Some that are familiar with that unified development ordinance is the minimum requirement for all levels of development from landscaping to construction to building height etc. detention Road Improvement traffic and the city overseas and looks at our plans all the way through and we will meet or exceed as we are going to on landscape meet or exceed all requirements for the project is.
- Brian: This is Brian Gregory again. I just want to point out that the purpose of this call is a rezoning application, correct? And so, the requirements you guys are discussing are for the new zoning that you're requesting which is, you know, completely different land views from what is anticipated and in place today.
- Rob: Correct.
- Hank: Hank Moyers, Olathe resident representing Advent Lutheran church across the street. My address is 14088 South Hagan Street in Olathe. Can you elaborate a little bit more on utility connection points and where sanitary sewer be coming from?
- Rob: This is Rob Heise. The sanitary will come from the south, it will be provided by Johnson County Wastewater in the south side of the street where the elementary school is.

Hank: How far up is that running? Is it up to that black dot, there midway intersection of Quivira?

Rob: Let's see, Todd could you help me answer that technical question?

Todd: This is Todd at Payne & Brockway. That's correct the sewers are coming from the south as Rob indicated and they extend to that location where the black dot is. However, in conversations with the city we are going to extend that sanitary sewer to the north property line.

Hank: Are there any utilities or anything being run to the from the east across the church parking?

Todd: This is Todd from Payne & Brockway. There won't be a need to come across from the church there's water and power and telephone and gas all on the properties side on the westside of Quivira and the north side of 151st Street so it won't be a need to run off site utilities except for the sanitary sewer.

Hank: Thank you.

Jason: Hi this is Jason Neat a resident in Harmony View West at 12000 West 150th Circle. We back right up to the property, one of the properties on the northwest corner. Can you allude to the lighting that's going to be on this development? And you talked a little bit about the trees and landscaping, but how that will be blocked out of my views so they don't disrupt shine right in the windows of the house, is it all back up there? It's quite a concern for us, and the second question I have is water runoff you mention the retention area down there but water runoff in this area back towards the neighborhood has been a large concern has been a concern in the past and I'm curious how it's going to be addressed.

Rob: Thank you Jason. This is Rob Heise, and to address the lighting, we will have LED parking lights those LED lights will illuminate the parking lot for safety, but they also be directed downward and in a fashion such that they won't fill out. The light will not stream toward the houses, we will have requirements from the city to meet certain light requirements, but like I said they will be LED and those can be focused so that they don't go straight down. They almost create a curtain wall of lights. So, they don't beam into the houses. The stormwater, I am going to defer to Todd Allenbrand to answer the question on how these two detentions facilities are both sides the Northwest and Southeast corners of the site, will be able to address that.

Todd: This is Todd Allenbrand at Payne & Brockway. The detention basin in the northwest corner of the property is a dry, extended dry detention basin. What that means is that in stormwater events, it temporarily stores the water and lets it out at a slow-release and it typically takes 40 hours for it to be completely released after the storm event. So, it's essentially set up to help downstream issues with the extended dry detention



basin. Also, it serves somewhat of a purpose of collecting sediment and heavy metals and such. The detention basin that's at the southeast corner closer to the intersection is an extended wet detention Basin. What that means is that there will be water in there all the time and then there'll be a storage area above the water normal pool elevation that detains, and it also works as a stormwater quality function as it traps all sediment and heavy metals within its system. Then also, just to let you know, coming to both detention basins we're going to have a series of native vegetated swells that take care of water quality, sediment and heavy metals that function as part of the storm treatment that we are required to do with City of Olathe has title 17, I think. Did that answer your questions?

Jason: Yeah, and where does it drain to when it slowly drains?

Todd: It will follow the same pattern that it currently does today. There is a low area that runs down through the property and eventually into the pond, I believe there's a pond in your in your subdivision, so it follows that same pattern as it does today.

Jason: How does it get there, because most of that goes right through our yard and house.

Todd: What will happen is inside, without getting too technical, in that dry detention basin there will be a control structure that slows the release down and it out of that control structure will be a pipe that directs it to drain out in the location where it currently would run today.

Basil: This is Basil with Pulse Design Group. If I could chime in, one of the things we are required to do when doing a development is maintain all run off on our site so even though like today, it's natural grade, it goes to wherever it wants to. Todd, you know, obviously, tell me the technical aspects of this. We have to direct the water to that retention basin, and it has to go from our site to there. So those swales he was alluding to will be basically buffers between any of the adjacent property and that and are in our road and any area drains in our parking have to all funnel to that retention like we have to direct the water there it's not just we hope the water goes there all the water from the site will be directed to that basin and not just run off.

Todd: This is Todd from Payne & Brockway. That is correct.

Jesse: This is Jesse Coolin. I live in Harmony View West, 12024 West 150th Circle. Can you hear me? I had some follow up questions to Jason, as it relates to detentions. So just to confirm that I understand is you're going to drain the entire facility the lot all to that northwest corner detention basin and then that will slowly trickle through Jason's yard as it makes its way towards the pond over there. Is that correct assessment?

Todd: Yes, partially that is correct. We won't be draining the whole complete site to that pond we have to drain some of it to the southeast that's why we have the two different basins we have two directions of drainage on this site, the majority of it goes to the Northwest

and then the rest of it goes to the southeast that you are correct in your statement. That will be drained to those ponds and stored and detained and then released at a slow rate.

Jesse: Okay, and the city will not allow you to connect to the city storm sewer network along 151st Street and Quivira, is that correct?

Todd: Well, we will be connecting to some of it where we can but we can't get all the stormwater to go to that location just because of the topography of the site.

Jesse: But you could put in underground pipes, culvert if you will divert the water over potentially has that been evaluated? I guess, is that an option?

Todd: We are in the process of working through those designs. I mean there will be some storm sewer on this site obviously, to get that water into the basin. But is the depth of the existing storm sewer systems along 151st and Quivira won't allow for us to capture the water and get it through the site based on the topography of the site. If that makes sense.

Basil: Yeah, what Todd's saying is there's more fall from the from the Quivira corner to the back of the site then there is depth of sewer at 151st Street. Meaning we can't make the water run uphill. So, it's a certain amount. Anything, when we get below that line has to be directed to its drink, to it's natural path, I guess is the way to put it.

Jesse: Typica, if you keep the topography close to what it is today, that's correct right, if you adjusted the grading of the lot then you have the potential to remediate that issue, it seems. But I agree with your assessment, that if you need to drain then the topography currently directs it towards the northwest. A couple other items that I had questions on, one is there any ambulances that would be anticipated at this facility at all?

Rob: This is Rob Heise and there might be an occasional ambulance. This is not an ER though, to be clear. If there were to be an event, someone came into Primary Care, for example, and they weren't feeling well and all the sudden there's something had to happen an ambulance may come by to pick them up and take them to a facility to be taken care of. So that probably be that might occur a couple times a month, statistically throughout the system with other Primary Care areas.

Jesse: Okay and what are your anticipated hours of operation?

Rob: This is Rob Heise again, 7 a.m. to 7 p.m.

Jesse: A couple other questions if you'll continue to entertain me here. One was related to roadway improvements. It looks like you got some turn lanes off of 151st Street, but maybe not off of Quivira is that still being coordinated with the city? I guess my biggest concern would be the turn lanes in and out on Quivira Road. That's a two-lane to the north and it's very tight without any shoulders and there's accidents and bikers,

there have been fatalities along there before, I believe. So the concern would be folks trying to turn into the facility from the north and the south as well as folks trying to leave the facility there. Are you improving the roadway network at all?

Rob: This is Rob Heise. Again, we are working with the city right now, so we at this point time we've made our initial submittal to them. We have gotten staff comments, as we respond to those comments we will make the improvements that the city requires us to do to meet all safety standards. So that makes it the city of Olathe traffic management plan the final improvements haven't been given to us. What the City is going to want. But, we are working with them to make sure. Again, safety is clearly very important to us so we can make that the city allows and accommodate that safety those will be done.

Jesse: Lastly, you mentioned the landscaping and the berms for privacy. Have you or will you entertain a tall privacy wall around the perimeter?

Rob: This is Rob Heise again. We have not contemplated the use of a privacy wall we're not sure, I'm trying to think as I'm answering this question, if I recall one of those types of walls recently. Do you have something specific in mind?

Jesse: I don't off the top of my head I could give it another hour or something at some point I could send somebody email of something, or coordinate with Brian and the rest of the neighborhood that something that we would approve of. But in my mind, I was just thinking to Jason's point earlier about the trees and the lights and the parking lot, etc. Just something, a 6-foot privacy wall, something taller than that could help block out some of that additional lighting coming through and or provide more privacy from folks using that parking lot from the neighbors in the homes nearby.

Rob: This is Rob again. As we get further down the design, show that and reflect how the existing lighting will be. Then show some examples of it, I think we would take a look at that and ask the city about a privacy wall. But I don't think that would be something that would be considered at this time unless.

Jesse: Thanks for the responses, that's all I had.

Jason: This is Jason Neat again at 12000 West 150th Circle. Can we just to go back to Jesse's original question on the water flow coming back through there, are you aware that the area to the northwest essentially turns into a swamp?

Rob: This is Rob Heise. No, I am not familiar with the existing conditions of the property but, I can assure you we will work with the City of Olathe to make sure that we meet all the storm water retention requirements to mitigate and prevent any further problems.

Jessica: Hello, this is Jessica Holthaus 15152 Monrovia Street. (Inaudible)

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- Rob: I'm sorry Jessica, could you ask that question one more time? There was a little bit of static, at least on my end, so we could all hear the question again please.
- Jessica: Okay, sorry. Will the rezoning be tied to these plans?
- Rob: This is Rob Heise. Yes, the rezoning will be. We can't rezone the property without showing what our proposed plans are, that's correct.
- Basil: Basil with Pulse Design Group. To make sure I understand what your question is. The intention is not to rezone something and not build a medical facility on it. The medical facility is the intent and is why the rezoning is being asked for.
- Jessica: Okay, yes that is exactly the question, so thank you for that. Second question, can you tell me the number of parking spaces that are planned?
- Rob: This is Rob Heise. Working with the parking field right now the amount of spaces that we're going to have, is probably going to be somewhere between three to four stall per thousand square feet of buildings. Which is actually below what is similar types of facilities in the marketplace. Other Olathe Health facilities have about four and a half to six parking stalls and we will be somewhere between three and four stalls for a thousand square feet of building.
- Jessica: Which I missed the total square footage of that, so how many parking spaces would that be total.
- Rob: The building is 67,000 square feet so it would be about I got just time unless that would be 320 to 330 doing that math in my head, so it may not be exactly accurate.
- Todd: This is Todd Allenbrand at Payne & Brockway. The requirements for the city of Olathe for this type of facility has one space per 500. So with the 67,000 square foot building, I got a little bit of an advantage Rob, because I have information in front of me. That's a hundred and thirty-five stalls for that size of the building. This facility will have a few more and we're allowed to increase at up to a hundred and fifty percent so what it's equal to 203 stalls, but based on what the site would be planned for and then deferred parking if something else would come in there so stall count should be around 190-200.
- Jessica: On 151st Street, I am just a little concerned about amount of people, especially before and after school and we do have high school going in and out of there. In addition, I don't know what the future plans are for the school district on the land that's just directly to the south of you guys as well as the southeast corner at Bluestem. They have been rezoned for CP-O and CP-1 with planned retail and office space next you. Can just speak to your plans for that ?

- Rob: This is Rob Heise. Thank you for the question and again, going back to the where we're at with our submittal. The city of Olathe has a traffic management plan of which we're familiar with and we will abide and follow that traffic management plan that has been put in place within the unified development ordinance. That does contemplate all the safety concerns for good traffic flow in and out of all residential properties as well as commercial properties. We will follow that and plan on having the full access at 151<sup>st</sup>. We are working right now on how we'll get the access up on Quivira as that does narrow down, but that has not been finalized. But it will again, at the time of approval, assuming approval happens, with this rezoning that we would have access up off of Quivira as well .
- Jessica: Do you have any idea the volume load of this site would be bringing especially at the hours of 8:30 and 3:30?
- Rob: I'm going to make note of that question. I don't know the answer to that right now. It is a fair question so let me dig into that and I'll be happy to get back to you, Jessica.
- Jessica: I appreciate that, thank you.
- Jacque: This is Jackie Neat at 12000 West 150th Circle and I just had one quick question. Given that the land on the southeast corner is already is zoned for commercial and we are not, is there a reason that corner was not considered for this project?
- Rob: That is a 17 acre site and this is a 67,000 square foot building. We could not quite fit with the way that site is shaped and in the way of traffic traverses through that project. There's already a proposed pharmacy that's going to go there and we have to develop around that pharmacy as well and the site of the building that we need for this facility wouldn't fit on that site.
- Todd: This is Todd Allenbrand with Payne & Brockway. Jacque, did you say to the south or to the southeast of the site?
- Jacque: South and east corner of 151<sup>st</sup> and Quivira.
- Todd: Okay, what Rob said is correct and that will hold true for the piece to the south as well
- Jacque: Thank you.
- Adam: Yeah, this is Adam Butler I live at 14915 South Quivira. I have a question about the traffic again. Obviously I'm over here at the house up from this. I can't imagine that this could be a lot of traffic flow and I can't imagine by just widening this section right in front this is going to supposed to keep the two-lane road, so I'm just guessing this is going to expedite the widening. My concern is, you know we've always been hoping when they widen it they won't go crazy and give a hundred foot, you know, wide four lane with a center aisle and it landscaping and big jogging trail at each side and just

coming up in everyone's yard that does live on Quivira. Do you know anything about the plans that would be to widen that road now? If this gets approved will they have to make it wider like that or do you know?

Rob: This is Rob Heise. A fair question, we don't know the answer to that question at this time. Calling someone at public works on what the future improvements might be to Quivira, with plan improvements, might be the right person to ask. We may be responsible for what would be up to the northern property line on Quivira and again I don't know how to directly answer your question. But, I'd be happy to work that question and get back to you and then do a little bit of that work on your behalf and if you have questions I can help you out.

Adam: I really appreciate it because we are going to get stonewalled on that I mean I've heard things like it's not even in the ten year plan to widen Quivira. You know we're not naive about the fact that some day they are probably going to because it goes four lane north of 143rd and then across the street goes four lane. It's only a matter of time, there's just a lot of different types of scenarios that it might look like so we're just a little concerned about that. So yeah, I'd appreciate your help out on my behalf, I appreciate it, thank you.

Rob: Your name is Adam Butler, correct?

Adam: Yes, 14915 Quivira. East side of Quivira, my house is the one that's right adjacent to the proposed site. So my neighbor has a 5-acre property adjacent to your property then I'm the next one north.

Jessica: This is Jessica again, I just wanted to clarify for the neighbors, I think it is not zoned for commercial it is owned by the school district now and it is still zoned RRJ.

Todd: This is Todd from Payne & Brockway. You had cut out quite a bit, I think what you were pointing out, which is correct, the property directly south is zoned RRJ which if I remember correctly, that's an old county zoning that the city of Overland Park has adopted. It would have to be converted to a current zoning if something and came in to the city of Overland Park and to the southeast, your correct that's planned office and planned commercial district 1 according to Overland Parts standards.

Rob: Are there any more questions that you would like clarification on or new questions that we haven't addressed?

Jessica: (Inaudible)

Rob: I'm sorry Jessica, this is Rob Heise, you had a lot of static in your audio. Could you repeat that please?

Jesse: She was asking if the plans could be made available. This is Jesse Coolin.

- Rob: What I understood is that she would like to have plans made available as they get approved by the city, the answer is yes. I just want to make sure I get her what she specifically wants.
- Jessica: It's like right now the plans that you have is that can be available currently and then those will be available to you.
- Rob: Yes. Those are public documents so we can make those available.
- Jason: I just need to ask one last question. I don't know if you covered this ,at the beginning, in this side of the structure but how tall is the building itself? And one more question I assume running a healthcare facility myself that the lighting is staying on that at all times of the building itself.
- Rob: This is Rob Heise. So I probably need to defer to Basil on this. The signage and inside the building, the lighting it will likely be sconces on the building and then that building signage which will be illuminated the building would face southeast to the corner of 151st and Quivira. Basil could you please elaborate on that question?
- Basil: Sure and the building, I want to make sure I don't say this wrong, Todd. But I think it was 45 feet if I recall correctly.
- Todd: The building height was 42 and I think that was on top of the blade wall.
- Basil: Correct, yes the top of the blade wall is 42 and then it will be in the mid to high thirties where the other two structures are. It's a two story building and we have to screen any rooftop equipment from your properties as well as from the street. That's what drives it a little bit taller, the parapet. You can see about the window lines there as well as that that the blade wall, in terms of the light shining. We don't have one of our actual MEP engineers on the call, and I don't want to overstate that anything on the shine. I can say the timing of it we will be required to have a certain amount of parking lot lighting just for public safety, and can't tell you how many candela that is. I can tell you that we've had similar facilities in Leawood, we have some more neighbor concerns, and we were able to design the lighting such that, that we're again, there was neighbors right behind our site, and we were able to design the lighting such that it was not an over impedance or excessive shine into their property expensive.
- Jason: I'm sorry. I was just going to, my point was the building lighting itself internal all those windows facing and directed towards the neighborhood there. I'm assuming you're going to have about 30 feet of window light shining at all time.
- Basil: I would defer to Stan and/or Eric on how much they tend to leave on after that 7 p.m. hour. I mean there is some emergency level of lighting that has to be on all the time but that's significantly lower than this sort of operational lighting if you will. But, I



mean yes there will definitely be lights on in the building after hours, it would only be the emergency lighting level that would be required.

Rob: Does that makes sense Jason?

Jason: Yes, I think so. I just guess the concerns are obviously for lighting at night and how disruptive it will be.

Basil: Of course.

Brian: This is Brian Gregory at 12201 West 149th can you provide the address of that Leawood facility that you are referring to?

Basil: Sure, I can't remember off of the top of my head but it is the Kansas City Orthopedic Institute.

Rob: It's on the southwest corner of Tomahawk Creek Parkway and College Boulevard.

Basil: We have had very similar discussions with their neighborhood group on various concerns and issues.

Todd: This is Todd Allenbrand with Payne & Brockway. Brian, I'm familiar with that site, unfortunately my daughter had to go there a couple times, but the Basil is correct the residential properties are actually very similar, not in size, but their houses are extremely closer to the facility than the houses in your development.

Brian: Ok, it will be good to go and check it out.

Rob: As we get close to the end, and there's always room for more questions if you think of them, but in closing I think if anyone from Olathe Health, Stan Holm or Eric would like to have any closing comments after the dialogue we have had this evening, now would be a welcome opportunity.

Stan: Thank you Rob and team and all our hopefully future neighbors. I am Stan Holm, I'm the CEO of Olathe Health and obviously for me to take the time tonight it was, because it is very important. It is very important that any of our strategic priorities and investments like this that we keep those neighbors in mind that will hopefully be our future neighbors. It's very important to us to hear what you have to say. I think it's very important for you to also know that the team we have around us tonight do take those things very seriously we will have follow-up conversations about ways we can help mitigate what your concerns are. And as Rob mentioned, if you have any additional questions or concerns for us to consider, we want to do that because as we navigate through the process with the city, as you know with any type of development, it's a favorable thing when you can partner in line with your neighbors. Olathe Health as we described earlier this is a very big deal for us, it's actually strategically our top priority relative to the service offerings here. To an earlier question, I didn't want to

interfere with the other Q&A, but where you might see some of those other empty locations, those micro hospitals, as I've seen that in other places in United States, those were freestanding emergency department, those were developed likely, as I know it was here as well, with partners that put many of those across the metro area. There's a certain amount of volume that they do expect with those but also because it's an emergency department and more and more people and due to insurance among other things are really looking for other alternatives that are more appropriate for the type of care that they're looking for. For example, the hours and what we do in our Primary Care and Urgent Care some other site, you might have seen for medical that closed related to surgery centers of those were investments by just physicians. They did not have any ownership with hospitals our Surgery Center actually do anticipate that to be different or Imaging Center just to give you a little detail why this was part of our strategy insurance companies are looking for patients to get alternative care locations for imaging that's outpatient and away from hospital settings. So, I would just share with you from one of the early questions was if we are going to look at this beautiful building that 2 years from now it might go away like you seen other one. I do believe those are completely different and separate strategies and we are very confident that this will be successful for us. We do though in closing just want to let you know that we greatly appreciate the time that you have given us tonight. I think anytime that you had this effort and this collaboration in this interest in something that we're going to have his obviously take to heart and closely listen to your request so that there are ways we can mitigate it successfully so there's a win-win. That's our end result and I'm just thankful to have your time tonight for this and then obviously my team around me that can help try to make that happen.

Rob: Is there a neighbor that had a question there, I didn't quite hear if there was if there was. Are there no other questions now?  
I think if you're in Harmony West you can divert questions through Brian as a clearing house. Brian, I am not trying to put you on the spot, but I got your contact information and I wasn't able to get everybody else's contact information and didn't want to have it on public record. So, I can get peoples contact information in a variety of ways, trying to think, does anyone have a suggestion, Todd do you have a suggestion?  
If you want to call me, I'm going to give you my phone number and I'm fine giving this out as 913-209-9201 can you can reach me at that number. My name is Rob Heise, and I am with Meyer Companies and the developer with help on this project If I'm not able to answer any of the questions I will be able to get with team members to answer questions that's a come up that have not been asked this evening. Meanwhile, we have some homework on our side to answer questions that we were unable to get specific answers and part of that will be as we mature to the process of our submittals to the City of Olathe and the rezoning process. With that I think we can close. Todd or Basil, do you have any closing comments?

Todd: No, I don't have any Rob. I just want to thank everybody for participating it's nice as Stan mentioned that you have an interest in and that we want to be a good partner with the neighbors. We really appreciate you taking the time to listen to our proposal.

City of Olathe Planning Department  
Kim Hollingsworth, Senior Planner  
RE: Olathe Health Quivira Campus – RZ20-0015  
February 23, 2021  
Page 18 of 18

Basil: Thank you everybody that we look forward to working with you and hopefully answering all your concerns. Thanks guys have a good evening.

Submitted by:  
Payne & Brockway, P.A.



Todd Allenbrand

## Kim Hollingsworth

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**Subject:** FW: (Mayor email) FW: rezoning 151st and quivira  
**Attachments:** harmony view west.docx

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**From:** richard ames <[rich66062@sbcglobal.net](mailto:rich66062@sbcglobal.net)>  
**Sent:** Monday, February 22, 2021 12:43 PM  
**To:** John Bacon <[JBacon@OLATHEKS.ORG](mailto:JBacon@OLATHEKS.ORG)>  
**Cc:** [kgilmore@olatheks.org](mailto:kgilmore@olatheks.org); [kbrownlww@olatheks.org](mailto:kbrownlww@olatheks.org); Wes McCoy <[RWMccoy@OLATHEKS.ORG](mailto:RWMccoy@OLATHEKS.ORG)>; Adam Mickelson <[amickelson@olatheks.org](mailto:amickelson@olatheks.org)>; Marge Vogt <[MVogt@OLATHEKS.ORG](mailto:MVogt@OLATHEKS.ORG)>  
**Subject:** rezoning 151st and quivira

Attached is a letter I wrote regarding the rezoning request for the nw corner of 151st and Quivira. Please note my concerns and take them to heart.  
I appreciate your service to our community.

Sincerely,  
Richard Ames

913-558-3466



My name is Richard Ames and I reside at 12301 w 148<sup>th</sup> st in Harmony View West. My wife and I have lived in this location since 2005. We purchased in this area because of the larger lots and peaceful nature of the surroundings.

I am writing in regards to the application for rezoning on the nw corner of 151<sup>st</sup> and Quivira. This area developed in the 1970's and has always been an oasis in the middle of a developing Olathe.

The proposed development by Olathe Medical Center would disrupt the nature of this great area.

The following concerns should be taken into account:

- Quivira Road is a 2 lane road currently and cannot bear more traffic load. There are plans in the future to widen this road to 4 lanes but no definite dates have been set.

- Directly across the street is Morse Elementary School. Although most in attendance live on the south side, traffic many times comes down Quivira to attend the school.

- Storm runoff is a real issue. When 151<sup>st</sup> was upgraded, storm water was diverted into our development which caused yard flooding for those lots close to 150<sup>th</sup> st. Additional changes would further stress the drainage issue.

- The proposed plan encompassing up to 90,000 s. ft plus parking for up to 200 vehicles. ( 67,000 s ft building plus another 20,000 s ft later) The buildings are to be 2 story. The current area is approximately 10 acres. This proposed development will come close to building out the entire acres.

- The close proximity to housing, coupled with the additional traffic, lighting, etc will cause a definite change in the quality of life in this area.

- As a footnote, I have been a client of Olathe Medical Center located in Arbor Creek (159<sup>th</sup> st) for over 6 years. That clinic I would estimate is 20,000 s ft, single story, and has around 40-50 parking spaces. The proposal here is well over 4 times larger than Arbor Creek (which is in a commercial zoned area).

The application for rezoning should not be approved. The total buildout would reach close to all the housing in Harmony View West and cause undo stress on area traffic, drainage and increased noise levels. Please consider all the above concerns.

Sincerely,

Richard Ames

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## Kim Hollingsworth

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**Subject:** FW: Olathe Health Olathe Campus proposal

**Importance:** High

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**From:** noel strong <[nstrong01@hotmail.com](mailto:nstrong01@hotmail.com)>  
**Sent:** Friday, January 29, 2021 10:15 AM  
**To:** Kevin Gilmore <[KPGilmore@OLATHEKS.ORG](mailto:KPGilmore@OLATHEKS.ORG)>  
**Subject:** Olathe Health Olathe Campus proposal

Kevin,

I have reviewed the information shared by Payne and Brockway regarding the proposed development at 151<sup>st</sup> and Quivira. After looking over the aerial photograph of the site and considering the information shared during the Zoom meeting with all due respect I strongly oppose the development under consideration. The proposed construction will cause addition issues with water run off being directed through the property of Jason Neat to the pond located on Finley's property and beyond. The neighborhood has experienced issues with water run off in the past and this would in my opinion only exacerbate the problems.

I do question, why it is considered a viable project at all given the failure and closure of the St Luke facility at 159<sup>th</sup> and 69, but that is a financial decision of Olathe Health.

With all due consideration, if the plan is to proceed with the development I would request that the project be scaled back to allow utilization of the property that is less impactful to those whose homes butt up against the proposed development. For example, please make sure a viable plan is in place to address water runoff, and reject the proposed second building. I am of the opinion that an additional building in phase II would drastically increase the negative impact of such a development effort.

I would like to thank you for taking the time to read this email, and for your consideration.

Again, I oppose the proposed development as stated and hope you will take into consideration the concerns of myself, and my neighbors.

Regards,

Noel Strong  
15009 S Rosehill Rd  
Olathe, Kansas 66062

## Kim Hollingsworth

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**Subject:** FW: Development project on 151st and Quivira/Quivira Rd

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**From:** Helen Scott <[helenjoycehardy@hotmail.com](mailto:helenjoycehardy@hotmail.com)>

**Sent:** Wednesday, February 3, 2021 11:44 AM

**To:** Kevin Gilmore <[KPGilmore@OLATHEKS.ORG](mailto:KPGilmore@OLATHEKS.ORG)>

**Subject:** Development project on 151st and Quivira/Quivira Rd

Mr. Gilmore,

I live at 11802 W 148th St Olathe, KS, and I have lived here almost 12 years. I am two doors down from Overland Park, and I tell people I live almost as far east as Olathe goes. To my north and south is Overland Park.

In my time here, I have seen road widening and improvements all around me except for Quivira Rd in between 143rd and 151st. When we moved here, it had a rural feel to it. There were no sidewalks but drainage ditches along the road, which was ok because we had mostly empty fields south of us and there wasn't much traffic. Now, everything has been or is being built up, yet we still have this two-way road with trees and shrubs along side of it. There have been numerous accidents along it. I don't dare let my kids walk or ride their bikes near it. I recently became aware that the acreage on 151st and Quivira, across from Morse Elementary, that has been owned by two different churches the last ten years sold with the ambition of building a hospital, but absolutely no intention of improving the road within the next five years. That's irresponsible.

All streets to the north, south, east, and west of this stretch of road have been widened, improved, with sidewalks added. My only guess as to why this hasn't happened here is that the residents haven't asked for it. We are a quiet bunch who keep to ourselves and don't create trouble. We're not into asking for unnecessary government projects. However, now there is an urgency to take care of this problem before it gets any worse. Will you please do what you can to bring attention to this issue and get it addressed?

Thank you for your public service. I appreciate you, the other leaders, and the staff of the City of Olathe.

Regards,

Helen Scott

11802 W 148th St

Olathe, KS 66062

913-461-6817

## Kim Hollingsworth

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**Subject:** FW: Please oppose rezoning at 151st and Quivira

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**From:** Sally Hooper <[sally@wehoopers.com](mailto:sally@wehoopers.com)>  
**Sent:** Saturday, February 6, 2021 12:01 PM  
**To:** Kevin Gilmore <[KPGilmore@OLATHEKS.ORG](mailto:KPGilmore@OLATHEKS.ORG)>  
**Subject:** Please oppose rezoning at 151st and Quivira

Dear Mr. Gilmore,

I am writing to express my concern about the proposed development of the lot on the northwest corner of Quivira and 151<sup>st</sup> street, and to ask you to **please oppose rezoning** this property from residential to Office.

I live in Harmony View West, the subdivision adjacent to this lot. I am particularly concerned about the stormwater drainage, traffic, and light pollution, as well as the loss of the residential character of the area.

Our property backs to a creek that makes up the drainage system of our neighborhood, and in recent years we have had floods of that creek which overflow into our backyard, erode the creek bank, and wipe out our backyard garden. It concerns me that the plan is to funnel drainage from this development through our neighborhood.

I also think it is pertinent that currently there are an abundance of these types of complexes in our area already. There is a brand new urgent care set to open about a mile away at Blackbob and 151<sup>st</sup>, and Olathe Health itself already has office space at 135<sup>th</sup> and Antioch as well as just west of 135<sup>th</sup> and Blackbob (both more appropriate, commercial locations.) Perhaps even more pertinently, St. Luke's recently built and has shut down a similar type facility at 159<sup>th</sup> street and 69 due to insufficient patient use (see <https://shawneemissionpost.com/2020/10/02/saint-lukes-will-close-2-overland-park-community-hospitals-this-december-102541/>). For these and other reasons, **please do not rezone this lot. Please let it remain residential.**

Thanks very much for your consideration.

Sally Hooper

14909 S. Caenen Lane

Olathe KS 66062



## Kim Hollingsworth

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**Subject:** FW: New Development on the NW Corner of 151st & Quivira

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**From:** Colette Rowe

**Sent:** Monday, February 1, 2021 11:34 AM

**To:** Kevin Gilmore <[KPGilmore@OLATHEKS.ORG](mailto:KPGilmore@OLATHEKS.ORG)>

**Subject:** FW: Fw: [EXTERNAL] New Development on the NW Corner of 151st & Quivira

Hi Kevin -

I am very concerned about the proposed Olathe Medical facility going on on 151<sup>st</sup> and Quivira. Do you have any more information about this? It seems that would cause quite a bit more traffic. We still have no widened street/sidewalks along Quivira in the Olathe portion of the street. Overland park to the N and S have widened to 2 lanes on each side or added bike lanes, curb, larger passage ways.

I am concerned that this project would even be considered to be allowed due to the poor condition of the roadways. Therese has been in contact with me that the Quivira widening is not even on the agenda as of not for the 5 year plan, and that the city typically prioritizes projects 10-20 years out.

I am concerned not only for the safety of our school children, but for traffic, as we have already had 6+ accidents in the area off Quivira within the past 6 months.

I truly appreciate anything you can do to help us out on making sure our streets are safe as well as our children during school days and drop off and pickup times.

Thank you,  
Colette Rowe  
11811 W 148<sup>th</sup> ST Olathe