

STAFF REPORT

Planning Commission Meeting: March 22, 2021

Application:	<u>RZ21-0005:</u> Rezoning from CTY RUR (County Rural) to M-2 (General Industrial) and a preliminary site development plan for FedEx Olathe – Project 3
Location:	Along the south side of 167 th Street, just east of Hedge Lane
Owner:	Tom Vankiersbilck and Mike Dusselier
Applicant:	Clay Vanice, Jones Development Co.
Engineer:	Mick Slutter; Renaissance Infrastructure Consulting
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>6.11± acres</u>	Proposed Use:	<u>Parking Lot, Surface, as Principal Use</u>
		Plat:	<u>Unplatted</u>
Existing Zoning:	<u>CTY RUR</u>	Proposed Zoning:	<u>M-2 (General Industrial)</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Community Commercial Center	Vacant (proposed parking lot)	CTY RUR (proposed M-2)	6	N/A
North	Employment Area	Industrial	M-2	-	-
South	Industrial Area	Vacant (County)	CTY RUR	-	-
East	Industrial Area	Vacant (County)	CTY RUR	-	-
West	Secondary Greenway / Industrial Area	Vacant (County)	CTY RUR	-	-

1. Proposal

The applicant is requesting approval of a rezoning from CTY RUR (County Rural) to M-2 (General Industrial) District with a preliminary site development plan for FedEx Olathe –

Project 4. The subject property is located south of the existing FedEx facility along 167th Street, just west of the future Monticello Road. A private driveway connection will be provided between the existing FedEx development and the proposed truck parking lot.

The applicant is proposing to add this parking area to accommodate an increase in shipping demand as there has been an E-commerce increase in the past several years. In order to develop this lot for the primary use of a parking area, the site must be rezoned to the M-2 District which allows for surface parking lots as a single, primary land use.

A preliminary site development plan is included with this rezoning request, as is required by Unified Development Ordinance (UDO), Section 18.40.090. The preliminary site development plan includes a truck trailer parking lot with 137 trailer parking stalls that will connect to a private drive that extends south from the existing FedEx facility. Landscaping has been provided around the exterior of the entire parking lot in excess of UDO requirements. No waivers are being requested with this application and staff is supportive of the request to rezone the subject property to the M-2 District and the preliminary site development plan.

2. History

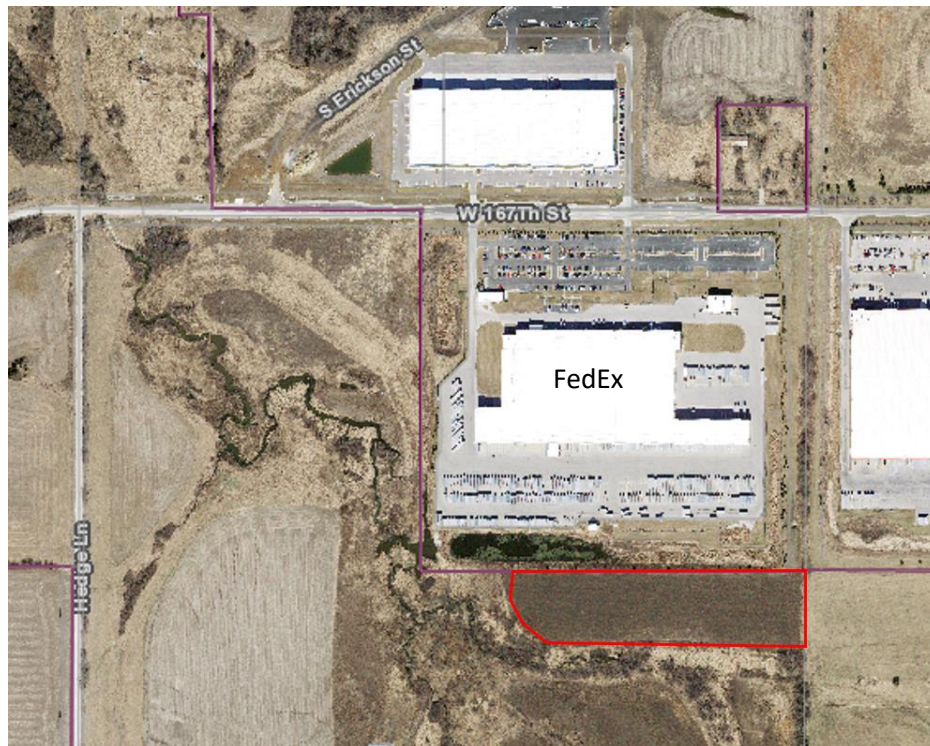
The 6.11-acre subject property was annexed in March of 2021 along with another tract of land located west of the existing facility which is also on this agenda for a rezoning (RZ21-0004). The adjacent FedEx facility that this proposal will expand was annexed in September 2014 and was rezoned to the M-2 District in November 2014. This 6.11-acre tract will be an extension of the FedEx facility operations by providing needed parking for Ecommerce and shipping area. There have been no previous development proposals on the subject property which is currently vacant.

3. Existing Conditions

The property has historically been used for agricultural purposes and has never been developed. A stream runs just south and west of the proposed parking lot, and a small portion of the northwest corner of the site is within the future floodplain.



View of site looking south from 167th Street



Aerial view of subject property, outlined in red

4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning to the M-2 District to allow for a surface parking lot to be developed as the primary use of this site. Other uses included in the M-2 District include industrial uses such as distribution, warehousing, storage and manufacturing.

The site is designated as Industrial Area on the PlanOlathe Future Land Use Map, with a small portion to the south designated as Secondary Greenway. The land use proposed and the land uses allowed in the M-2 District are compatible with the Industrial Area designation, which calls for industrial uses such as manufacturing, assembly, warehousing, and distribution. There are no use restrictions proposed or recommended with this proposal.

- b. **Setbacks** – Parking and paving areas for developments in the M-2 District must be set back a minimum of 30 feet from street right-of-way and a minimum of 10 feet from adjacent property lines. The proposed development meets all setback requirements established in the UDO. The proposed parking lot will be set back from the Monticello Street right-of-way to the east by approximately 95 feet, and from the southern and western property lines by 31 and 21 feet respectively, complying with the setback requirements of the M-2 District. A black, vinyl-coated, chain link fence is proposed along the 10 foot setback along the western and southern property lines, and set back 30 feet from the eastern property line.
- c. **Open Space** – Development in the M-2 District is required to provide a minimum of 15% open space. The proposal will provide 40% of open space, exceeding the UDO requirement.

5. Site Design Standards

The subject property is designated as “Industrial Area” on the Future Land Use Map of PlanOlathe Comprehensive Plan and is therefore subject to **Site Design Category 6** (UDO 18.15.130). The following is a summary of the site design requirements:

- a. **Parking Pod Size** – Development subject to Site Design Category 6 permits a maximum of 320 parking spaces in one parking pod. The proposed parking lot includes 137 trailer parking stalls and is therefore compliant with the parking pod requirements.
- b. **Drainage Feature** – Development subject to Site Design Category 6 with open drainage and detention areas visible to the public must incorporate those features as an attractive amenity or focal point. No new drainage features are proposed with this preliminary site development plan. There is an existing drainage feature located just to the north of the proposed parking lot.
- c. **Landscaped Buffer Area** – Landscape buffer standards apply to developments that are subject to Site Design Category 6 when adjacent to an arterial street. The subject property is not located adjacent to an arterial roadway, as Monticello Road is a future collector roadway. Therefore, the landscaped buffer standard of Site Design Category 6 does not apply to this proposed development. Landscaping will be provided on site and analysis of the proposed landscaping can be found in Section 7.b of this report, below.

6. Building Design

There are no buildings proposed with this preliminary site development plan, and therefore, no building design standards apply. If a guard shack or other structure is proposed in the future, it must comply with the City’s applicable building design standards.

7. Development Requirements

- a. **Site Access** – The only access to the subject property will be from the existing FedEx development. No new connections to the public street network will be provided with this development. A final plat will be forthcoming, which will dedicate public street right-of-way for Monticello Road along the eastern property line.
- b. **Landscaping** – Landscaping will be provided throughout the site in excess of UDO requirements. A significant amount of landscaping will be provided along the future Monticello Road right-of-way to screen the truck parking from the future street. Perimeter landscaping will be provided with 10-foot wide Type 1 buffers along the western and southern property lines, compliant with UDO requirements.
- c. **Parking** – Parking requirements for express and shipment facilities are required to provide a minimum of 1 parking stall per 1,500 square feet of building square footage. The existing building on the property to the north is approximately 305,859 square feet in size, and therefore requires a minimum of 204 parking stalls. The original proposal included 483 parking stalls for standard automobiles as well as 193 stalls for trailers and 107 stalls for long trailers. This proposal will add 137 parking stalls for long trailers to the south of the site. The applicant has stated that the significant increase in e-commerce has heightened the demand for additional truck parking on site.

- d. **Public Utilities** – The property is within the City of Olathe Sewer and WaterOne service areas. There is no City infrastructure on the property currently, nor is any proposed.

8. Neighborhood Meeting and Public Notice

A neighborhood meeting was not required for this proposal, as there is no residential development within 500 feet of the subject property. Public notice was still required and the applicant mailed the required public notification letters to surrounding property owners within 200 feet and 1,000 feet in the County and posted signs on the property per UDO requirements. Staff has not received any correspondence from the public regarding this application.

9. Comprehensive Plan Analysis

The future land use map of PlanOlathe identifies the subject property as “Industrial Area”. The M-2 (General Industrial) District aligns with the Industrial Area future land use designation of the property, which are designated for more intensive industrial uses, including manufacturing, assembly, and distribution.

The criteria provided on the following pages are criteria for considering rezoning applications as listed in UDO Section 18.40.090.G.

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

The subject property is requesting rezoning to the M-2 (General Industrial) District, which aligns with the future land use map designation of “Industrial Area” in PlanOlathe. PlanOlathe includes policies to achieve economic sustainability and to maintain the character of Olathe while promoting mobility. The proposed rezoning and development plan aligns with the four policies of PlanOlathe listed below:

Policy LUCC-1.1: “Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.”

Policy LUCC-8.2: “Where a mixture of uses is not appropriate or uses are not complementary, use zoning as a tool to avoid or minimize conflicts between land uses that vary widely in use, intensity, or other characteristics.”

Policy ES-1.4: “Support the retention, expansion and entrepreneurial activities of existing local business and maintain a positive business climate.”

Policy M-1.8: “Minimize truck traffic on local streets outside of industrial areas.”

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 properties to the north and northeast are both zoned M-2 and are developed with large industrial warehouse buildings 300,000+ square feet in size. These industrial warehouse buildings are finished with concrete tilt up panels and glass and are both

just over 40 feet in height. The industrial buildings are centrally located on each respective lot, each set back approximately 300 feet from the 167th Street right-of-way.

The properties to the west, south, and east of the subject property are vacant and are currently being used for agricultural purposes.

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 properties immediately to the north and northeast of the subject property are currently zoned M-2 and are both developed with industrial buildings. The properties immediately west, south, and east of the subject property are within the unincorporated portion of the County and retain a CTY RUR zoning designation. The proposed M-2 zoning and truck trailer parking lot proposed on the subject property will be in harmony with the existing zoning districts and uses on the nearby properties.

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

The current CTY RUR District primarily allows for agricultural uses and single-family dwellings on 10-acre lots or larger. The location of the subject property along an arterial roadway within the City, in close proximity to large industrial warehouse buildings is not suitable for agricultural uses nor large-lot single-family development.

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

The subject property has retained its CTY RUR zoning designation since 1994 and has never been developed. The property was also recently annexed into the City on March 2, 2021.

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

The proposed rezoning to the M-2 District and related preliminary site development plan will not detrimentally affect nearby property values. The existing FedEx facility that this rezoning will expand was originally constructed in 2015. Since then, appraised property values of nearby properties have increased each year, per Johnson County.

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

The proposed addition of the truck trailer parking lot to the west of the subject property will not adversely impact the capacity of the street network. 167th Street, which the FedEx facility takes access from, is an arterial roadway, and connects to Lone Elm Road approximately $\frac{3}{4}$ of a mile to the east of the subject property. The subject property is within close proximity to the 159th Street interchange with Interstate 35, and trucks may only access this interchange from the subject property by way of arterial roadways, which are designed to accommodate higher amounts of traffic. The addition of the 137 truck trailer parking stalls will help to ensure that no truck trailers will be parked along City right-of-way and in addition to the parking area proposed with RZ21-0004, will help avoid any parking problems in the vicinity.

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

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment. The applicant is maintaining a buffer from the stream corridor and is landscaping the site in excess of UDO requirements.

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

Future development of the subject property will result in an increase of property tax and will provide additional opportunities for employment in the City.

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

If the rezoning were denied, the applicant would be able to develop the property under the terms and regulations of the CTY RUR (County Rural) District, which allows for agricultural uses and large-lot single-family residential. The proposed development of a surface parking lot to serve adjacent residential development, however, is not allowed in the CTY RUR District. The rezoning of the property to the M-2 District would allow for the development of this parcel as a parking lot to serve the adjacent FedEx facility. The proposed zoning does not negatively impact the public health, safety and welfare as presented.

10. Staff Recommendation

A. Staff recommends approval of the rezoning to the M-2 District for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan for Land Use and Community Character (LUCC-1.1, LUCC-8.2, ES-1.4, and M-1.8).
2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

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

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

1. The following is required prior to issuance of a parking lot permit:
 - a. Final site development plan approval; and
 - b. Final plat approval and recording; and
 - c. Floodplain Development Permit approval; and
 - d. A copy of the Stormwater Treatment Facility Maintenance Agreement must be provided to staff.

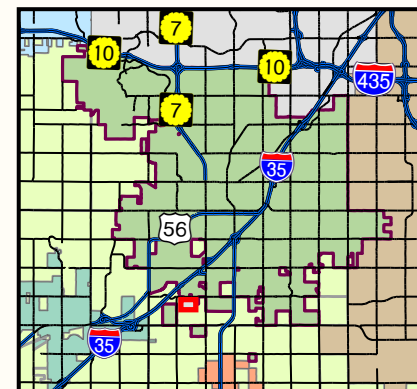
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2. A final stormwater management report is required with the Final Site Development Plan.

RZ21-0005



0 250 500 Feet



User: jaredmd
Date: 3/16/2021

FEDEX OLATHE PROJECT 4 RZ21-0005



FedEx Ground - Olathe Project 4

Olathe, Johnson County, Kansas
Section 22, Township 14S, Range 23E

Rezoning/Preliminary Development Plan

Attachment A

LEGEND			
—	Existing Section Line	—	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
---	Existing Waterline	---	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
---	Existing Sanitary Manhole	---	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
---		---	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

FLOODPLAIN:

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0107G, revised August 3, 2009, this tract lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, and OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

PROJECT BENCHMARK:

JCVGN BM 662
Bernsten Aluminum Disk Stamped BM 662, Located on the Southwest corner of bridge at intersection of 167th Street and I-35. From the intersection of 167th Street and Hedge Lane, go West on 167th Street 0.30 Miles to a bridge over I-35.

Elev: 1040.93

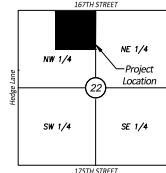
LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 22, Township 14 South, Range 23 East, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence South 01°35'25" East, along the East line of said Northwest Quarter, a distance of 1336.13 feet to the Southeast plat corner of VAN DUSS INDUSTRIAL PARK FIRST PLAT, a platted subdivision in the City of Olathe, Johnson County, Kansas, and the Point of Beginning; thence continuing South 01°35'25" East, along said East line, a distance of 242.04 feet; thence departing said East line, South 88°13'35" West a distance of 1012.77 feet; thence North 54°23'37" West a distance of 131.73 feet; thence North 01°49'14" West a distance of 161.74 feet to a point on the South line of said VAN DUSS INDUSTRIAL PARK FIRST PLAT; thence North 88°10'46" East, along said South line, a distance of 1118.35 feet to the Point of Beginning, containing 266,236 square feet or 6.112 acres, more or less.



LOCATION MAP
SECTION 22-T14S-R23E
Scale 1" = 1000'



LOCATION MAP
SECTION 22-T14S-R23E
Scale 1" = 2000'

UTILITY CONTACT INFORMATION

WATER City of Olathe 1385 S. Robinson, Olathe KS 66061 913-971-9045	GAS Atmos Energy 25090 W. 110th Terr., Olathe KS 66061 913-254-6321
SANITARY & STORM SEWER City of Olathe 1385 S. Robinson, Olathe KS 66061 913-971-9045	TELEPHONE Comcast Cable 3400 NW Duncan Rd, Blue Springs MO 66061 816-795-2255
Electric Evergy 16215 W. 108th Street 913-894-3071	KANSAS ONE CALL 811 or 1-800-344-7233

ENGINEER:
RIC
Rick Slutter, PE
1815 McGee St. #200
Kansas City, MO 64108
(816) 800-2650

ARCHITECT:
RIC
Andy Gabbert, PLA
8653 Penrose Lane
Lenexa, KS 66219
(816) 800-2650

SURVEYOR:
RIC
Roger Dill, PS
132 Abble Ave.
Kansas City, MO 66103
(816) 800-2650

PROPERTY OWNER:
Vankeirnsblick, Thomas S Trust Siam D Holdings Inc.
Tom Vankeirnsblick/ Mike Dusseller
25950 W 199th Street
Gardner, KS 66630



The information concerning locations of underground utilities shown herein which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Overall General Layout
C04	General Layout
C05	Grading Plan
C06	Drainage Map
C07	Storm Sewer Plan
C08	Phase I
C09	Phase II
C10	BMP Plan
C11	Existing Stream Setback
L01	Landscape Plan
L02	Notes & Details

GENERAL NOTES

- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Olathe, Johnson County, Kansas. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the City of Olathe, the City of Olathe's standards shall govern.
- The contractor shall provide evidence that his insurance meets the requirements of the City of Olathe.
- All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead in, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Olathe, Kansas sidewalk details.
- Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
- Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Geogrid, footings, or other elements of retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- All building and life safety issues shall comply with the International Fire Code and local amendments as adopted by Olathe, Kansas.
- Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
- Contractor shall restore all disturbed right-of-way upon project completion.
- Prior to construction, contractor shall install pre-construction erosion control measures.
- The Architect shall be responsible for specifying retaining wall block type and color. The contractor shall be responsible for structural design of retaining walls. All retaining wall design shall be completed by a registered engineer in the State of Kansas. Black Aluminum Fencing shall be placed on all walls with a height over 30". Modular block walls shall be of color and finish to be compatible with the building material.

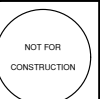
Sheet
C01

Rezoning/Preliminary Development Plan
20-0137
FedEx Ground - Olathe Project 4
Olathe, Johnson County, Kansas

Title Sheet

DATE	BY	REVISION
2/1/2020	MMB	Original Submittal
1/1/2020	MMB	Original Submittal
1/1/2020	MMB	Original Submittal

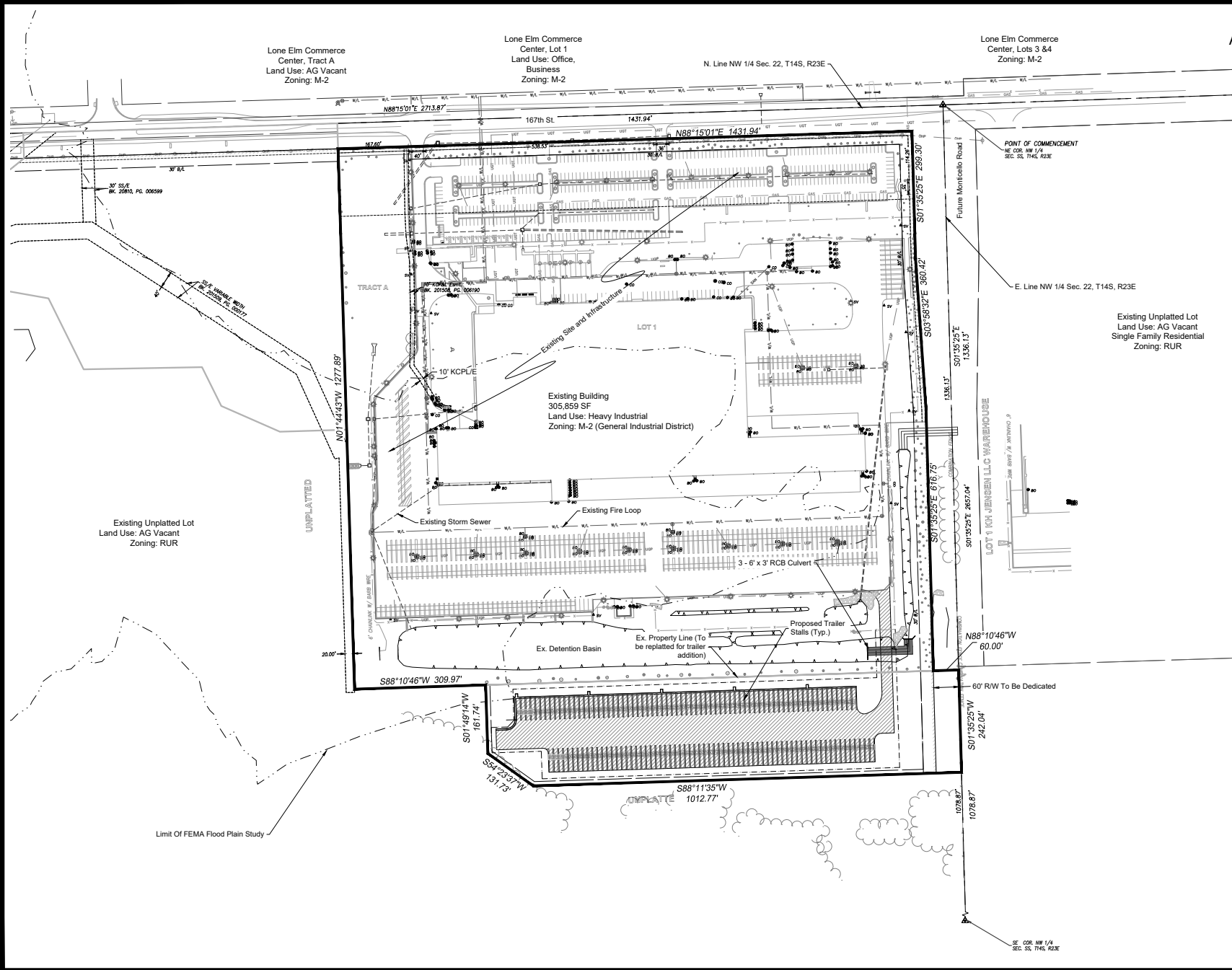
Renaissance Infrastructure Consulting
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KANSAS CITY, MISSOURI 64108
916.800.0950
WWW.RIC-CONSULT.COM
E-814



Lone Elm Commerce
Center, Tract A
Land Use: AG Vacant
Zoning: M-2

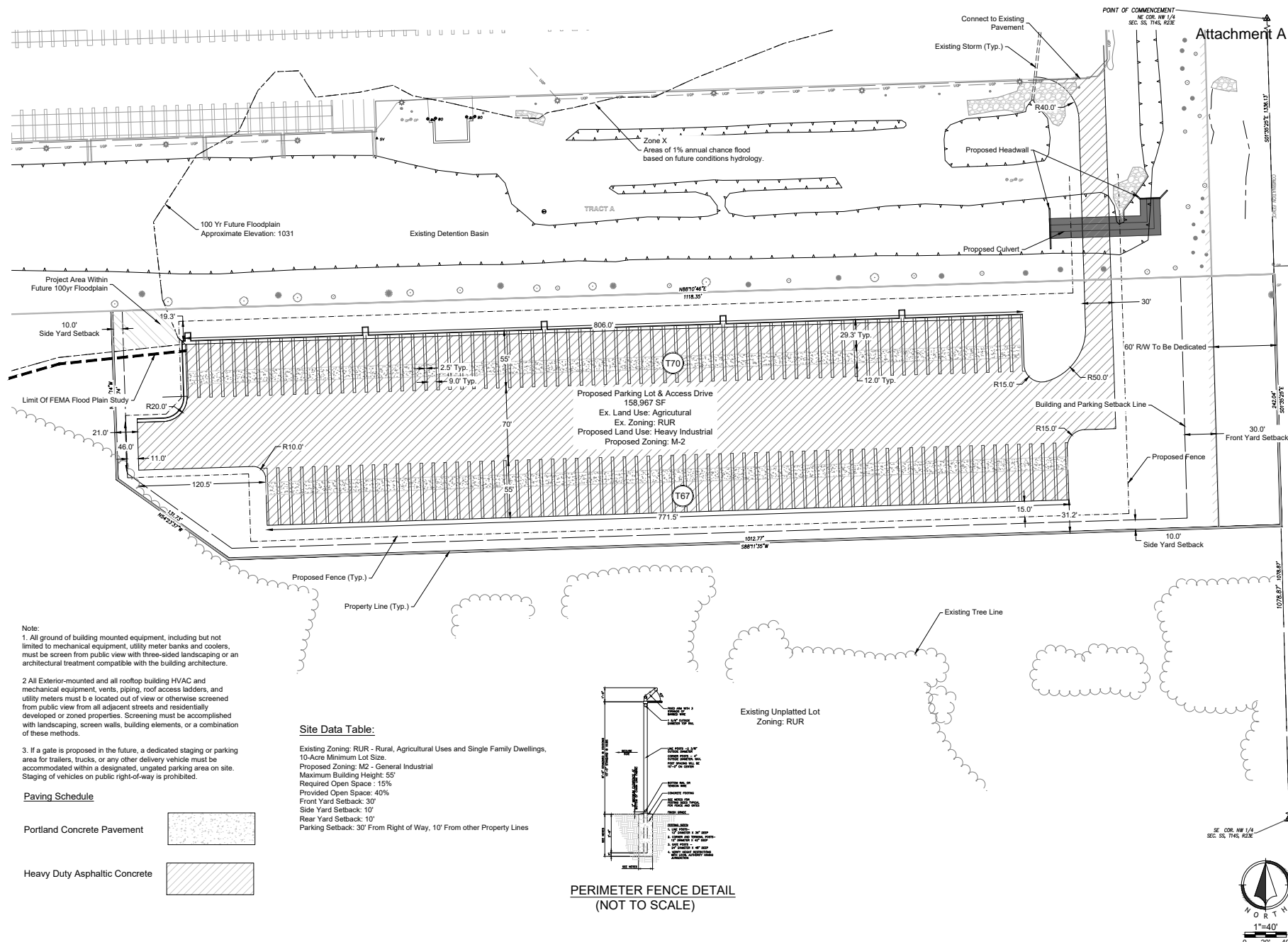
Lone Elm Commerce
Center, Lot 1
Land Use: Office,
Business
Zoning: M-2

Lone Elm Commerce
Center, Lots 3 & 4
Zoning: M-2



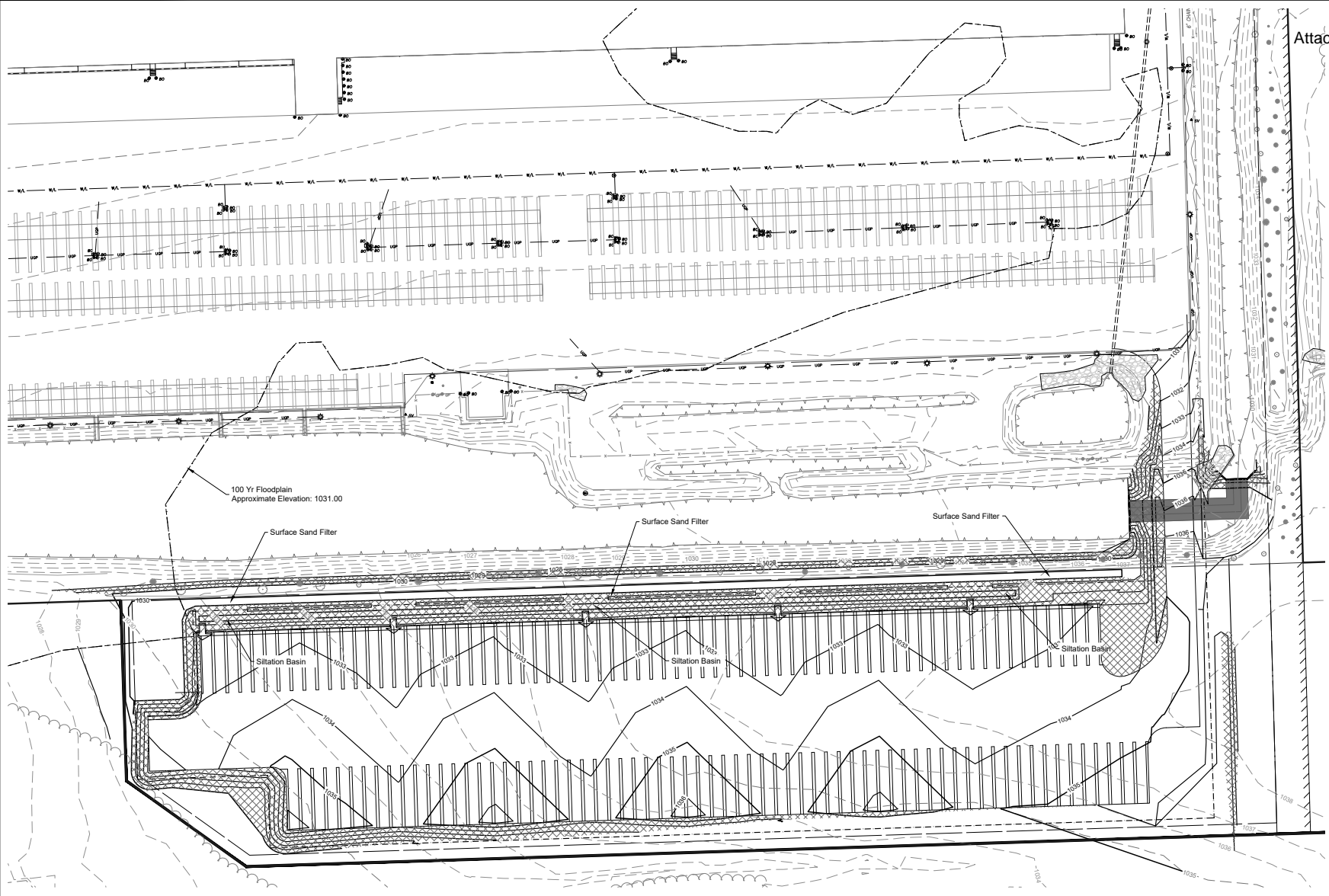
NO.	DATE	BY	CHKD	DESCRIPTION
1	11/01/2020	MMB	MMB	Original Submittal
2	11/02/2020	MMB	MMB	PER CITY COMMENTS

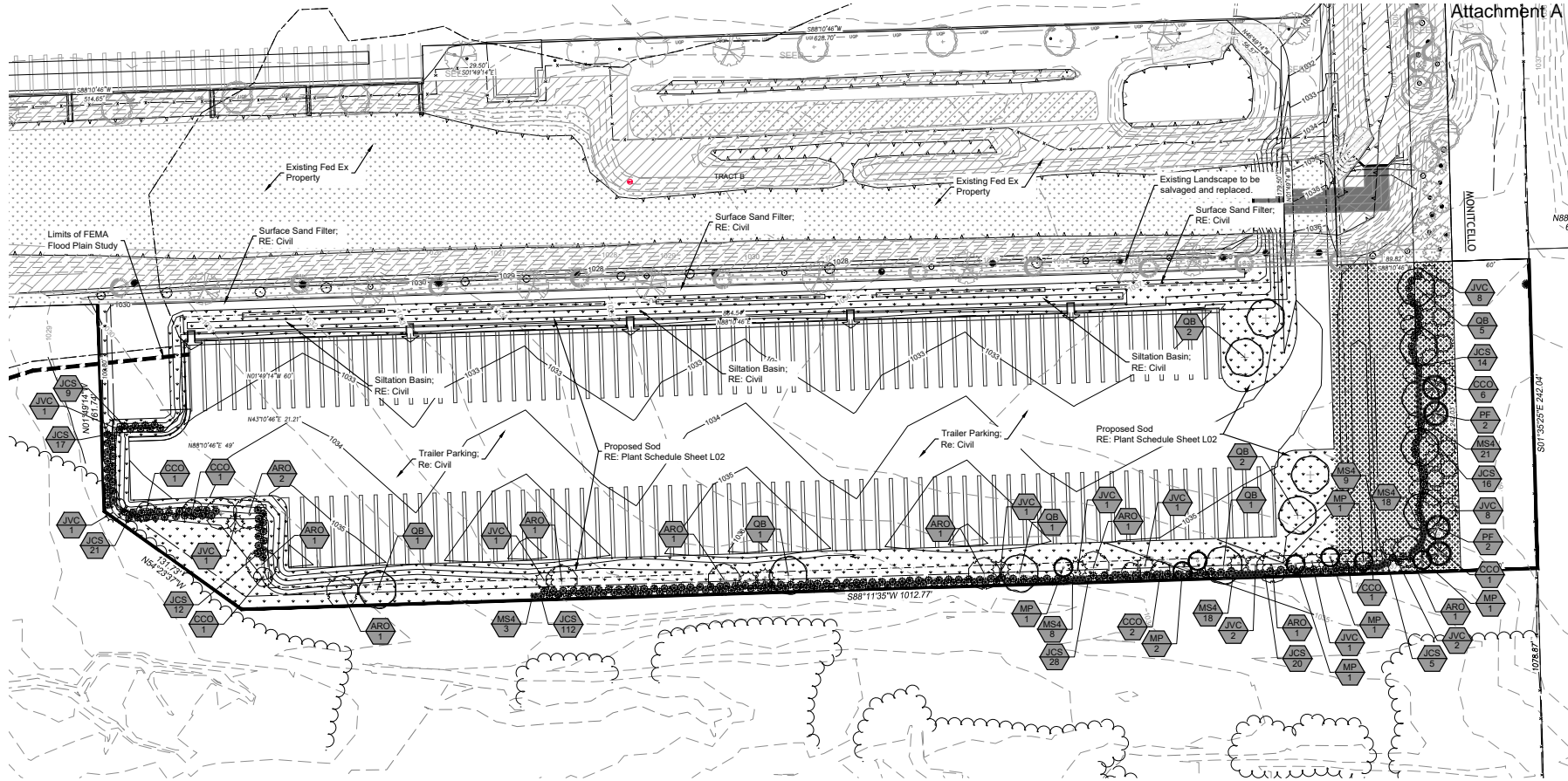
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816.800.0965
WWW.RIC-CONSULT.COM



May 01, 2021 12:50pm
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May 01, 2021 1:25 PM
 Project: 20-0137
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 Title: [Name]





MONTICELLO - 242'

REQUIRED - BUFFER TYPE 1
10' SETBACK
8 EVERGREEN TREES / 100' = 20
2 SHADES TREES / 100' = 5
1 ORNAMENTAL / 100' = 3
TRAILER PARKING = 100% COVERAGE

PROPOSED
8 EVERGREEN TREES / 100' = 20
2 SHADES TREES / 100' = 5
1 ORNAMENTAL / 100' = 3
SHRUBS = 70
PARKING = 100% COVERAGE

WEST PROPERTY - 294'

REQUIRED - BUFFER TYPE 1
10' SETBACK
1 EVERGREEN TREES / 100' = 3
1 SHADES TREES / 100' = 3
1 ORNAMENTAL / 100' = 3
20 SHRUBS / 100' = 59

PROPOSED
1 EVERGREEN TREES / 100' = 3
1 SHADES TREES / 100' = 3
1 ORNAMENTAL / 100' = 3
SHRUBS = 99

SOUTH PROPERTY - 1,017'

REQUIRED - BUFFER TYPE 1
10' SETBACK
1 EVERGREEN TREES / 100' = 11
1 SHADES TREES / 100' = 11
1 ORNAMENTAL / 100' = 11
20 SHRUBS / 100' = 203

PROPOSED
1 EVERGREEN TREES / 100' = 11
1 SHADES TREES / 100' = 11
1 ORNAMENTAL / 100' = 11
SHRUBS = 203

NORTH PROPERTY

NOT REQUIRED - SAME OWNERSHIP

INTERNAL PARKING

REQUIRED
1 PARKING ISLAND / 20 SPACES = 7
1 TREE / ISLAND = 7

PROPOSED
2 PARKING ISLANDS (9,350 SF)
4 PARKING ISLAND TREES
3 TREES OF THE REQUIRED PARKING
ISLAND TREES WERE ADDED TO
SUPPLEMENT BUFFER ALONG MONTICELLO

General Notes
1. Refer to Sheet L02 for Plant Schedule, Notes & Details



NO.	DATE	BY	CHKD	REVISION
1	06/01/2021	MMB	MMB	MMB CITY COMMENTS
2	06/01/2021	MMB	MMB	Original Submittal

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ARO	Acer rubrum 'October Glory'™ / October Glory Maple	B&B	2.5" Cal.		10
CCO	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	B&B	2" Cal.		13
MP	Malus x 'Prairifire' / Prairifire Crab Apple	B&B	2" Cal.		7
QB	Quercus bicolor / Swamp White Oak	B&B	2.5" Cal.		13
EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
JVC	Juniperus virginiana 'Canaertii' / Canaertii Juniper	B&B		6' Ht. Min.	30
PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		6' Ht. Min.	4
GRASSES	BOTANICAL / COMMON NAME	CONT			QTY
MS4	Miscanthus sinensis 'Morning Light' / Eulalia Grass	5 Gal.	-	-	77
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT			QTY
JCS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal.	-	-	254
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
	Native Seed	SEED			23,243 sf
	50% - Bouteloua dactyloides - Buffalo Grass 50% - Bouteloua gracilis - Blue Grama				
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD			64,118 sf

LANDSCAPE NOTES:

- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allowed without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- The developer, its successor and/or subsequent owners and their agents will maintain landscaping on the property on a continuing basis for the life of the development.
- The property owner will maintain landscape areas in good condition and in a way that presents a healthy, neat, and orderly appearance. This maintenance must include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, in accordance with acceptable horticultural practices.
- Landscape contractor shall provide a automatic irrigation for all turf and planting areas within the property. Irrigation system shall have its own separate meter and valve.
- Irrigation systems must be continuously maintained in working order and be designed so as not to overlap water zoned, or to impervious areas.
- No irrigation system will be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.
- All landscape areas must be provided with a readily available water supply with at least one (1) outlet within 100 feet of the plants to be maintained. The use of nonpotable water for irrigation will be encouraged.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases, pests, and damage, of typical growth of the species and having a healthy, normal root system. Dead plants must be promptly removed and replaced.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- The height of any plantings used for screening must be at least the height of the equipment it is proposed to screen at the time of planting.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded hardwood mulch.
- All parking lot landscape islands shall be sodded.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- Along street right-of-way, parking areas shall be screened to a minimum height of 3' as measured from the grade of the parking lot or adjacent street curb, whichever is of the higher elevation.
- A minimum of 1/3 of all plantings shall be evergreen species.
- All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks, and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building 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.
- All landscape shall be installed per the minimum size stated on the plant schedule. All plants found not to meet this requirement shall be rejected and shall be replaced and replanted at no cost to the Owner.
- Trees shall not be planted within 15 feet of a light pole. All tree locations near utility poles shall be field located to meet this requirement. Trees found to not meet this requirement shall be moved at the cost of the Contractor.
- Trees must not be placed within utility easements, but within adjacent areas that do not conflict with such public easements and meet site landscaping requirements.
- Trees, Shrubs and/or Woody plants shall not be planted within 10' of an existing or proposed Fire Hydrant. Planting near Hydrants shall be field located to meet this requirement. Plants found to not meet this requirement shall be moved at the cost of the Contractor.
- Utilities boxes & transformers shall be 100% screened from Public View at the time of planting. Utility boxes and transformers shown are for coordination only. Contractor shall notify Landscape Architect or Owner of any utilities that are not shown or constructed per plan.

Native Grass Establishment Procedure:

- 1st Year Growth season supplemental watering should be applied which should be 1" of natural or supplemental moisture per week.
- 2nd Year Growth season supplemental watering should be applied as needed.
- 3rd Year Growth season should have a large enough root system to withstand occasional drought. Dead plants should be removed, noting location and type and replaced with approved plants at the next appropriate planting season.

Mowing

First growing season - mow native areas to height of 6 - 8". Mow additionally every four weeks or as needed to prevent buildup of cuttings and prevent weeds from shading natives. Second and additional growing seasons: mow once at a height of 6" during May to June and once during dormant period (Jan.) mow with a bag or mow and rake off all excess



Free Standing Transformer



Against Wall



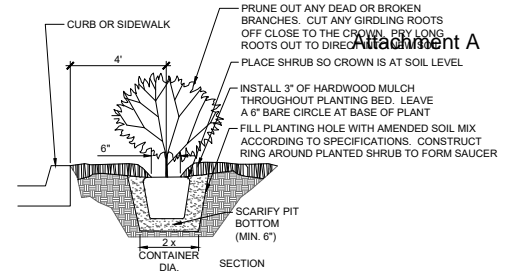
Free Standing Small Box



Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

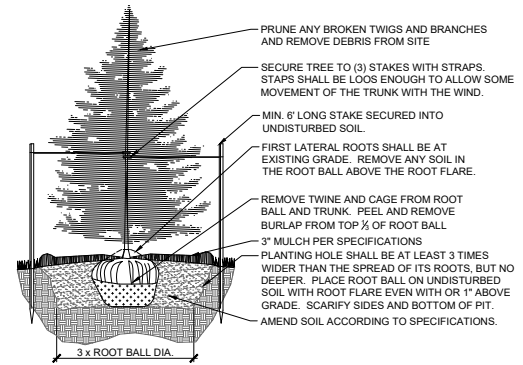
TYPICAL UTILITY BOX SCREENING - NTS



NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

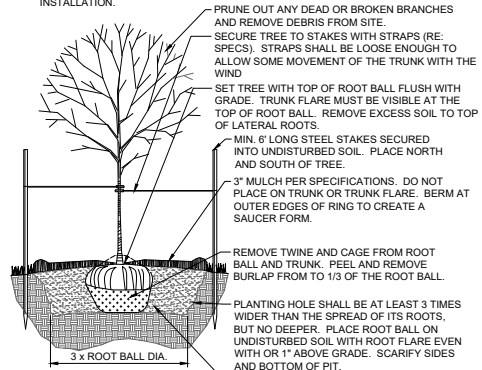
SHRUB PLANTING DETAIL - NTS



EVERGREEN TREE PLANTING DETAIL - NTS

NOTES:

- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SECTION

TREE PLANTING DETAIL - NTS

Rezoning Application Reasoning for JDC Olathe South Lot

The applicant is requesting rezoning to incorporate this parcel into their existing site to use for trailer parking. This request is due to the increased demand for shipping as more people are having goods delivered directly to their homes. Over the past few years, E-Commerce has seen a large increase. Last year with COVID, people were working from home and not wanting to leave home to shop because of the pandemic. This sped up the increase demand for E-Commerce as well. FedEx sees this trend continuing for the foreseeable future.