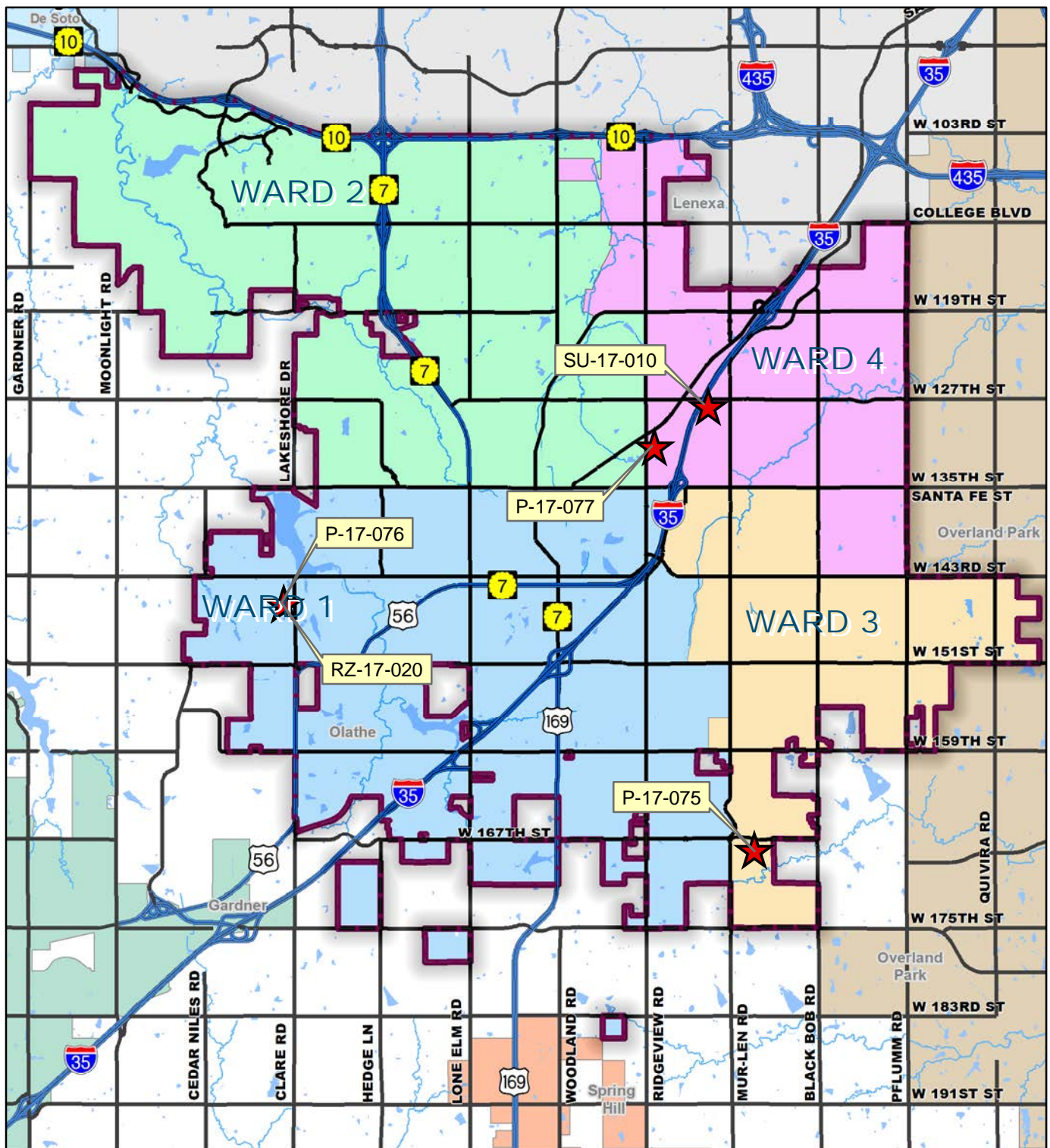


JANUARY 22, 2018

OLATHE PLANNING COMMISSION

CASE LOCATIONS



User: jaredmd
Date: 01/17/2018





PLANNING COMMISSION MEETING

January 22nd, 2018

FINAL AGENDA

CALL TO ORDER
PLEDGE OF ALLEGIANCE
QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- | |
|--|
| 1. Standing approval of the Minutes as written from the January 8, 2018 Planning Commission meeting. |
| 2. <u>P-17-075:</u> Request approval of a final plat for Townhomes at Fairfield Village, Fortieth Plat a replat of tract G, The Courts at Fairfield, 5 th plat, 8 units on 0.8 ± acres; located in the vicinity of W. 167 th Street and S. Mur-Len Road.

Owner / Applicant: Gary Jones, Fairfield Courts L.L.C.
Engineer: Tim Tucker, P.E., Phelps Engineering |
| 3. <u>P-17-077:</u> Request approval of a final plat for RoKC Olathe , 1 lot on 2.09 ± acres; located at the southeast corner of East Whitney and North Central Street.

Owner/Applicant: Morgan Rose, Rose Development
Engineer: Steve Warger, Renaissance Infrastructure Consulting |

REGULAR AGENDA New Business

- | |
|---|
| 1. <u>RZ-17-020:</u> Request approval for a rezoning for Huntford, 2nd Plat from County RUR to City R-1 on 18.94 ± acres located west of Lakeshore Drive and south of W. 144 th Terrace.

Owner: Max Birney
Applicant: Nick Krier, Land Development Manager
Engineer: Daniel G. Foster, RLA, Schlagel & Associates, P.A. |
| 2. <u>P-17-076:</u> Request approval for a preliminary plat for Huntford, 2nd Plat containing 37 lots in 3 tracts on 18.94 ± acres; located west of Lakeshore Drive and south of W. 144 th Terrace.

Owner: Max Birney
Applicant: Nick Krier, Land Development Manager
Engineer: Daniel G. Foster, RLA, Schlagel & Associates, P.A. |

PUBLIC HEARING

PUBLIC HEARING

3. **SU-17-010**: Request approval of a special use permit to allow for motor vehicle sales in the C-3 district for **Honda of Olathe** on 10.86 ± acres located at 1000 N Rogers Road.

Owner: Ancona Holdings, LLC

Applicant: Curtis Peterson, Polsinelli PC

ANNOUNCEMENTS
ADJOURNMENT



City of Olathe

City Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: January 8, 2018

The Planning Commission convened at 7:00 p.m. to meet in regular session with Chairman Dean Vakas presiding. Planning Commissioners Mike Rinke, Barry Sutherland, Jose Munoz, Jr., Ryan Nelson, Chip Corcoran and Jeremy Fry were present. Commissioner Ryan Freeman was absent.

Recited Pledge of Allegiance.

The Chair made introductory comments. Regarding *ex parte* communication, the Chair asked that if a commissioner had something to report, that they specify the nature of the *ex parte* communication as that item is reached in the agenda.

A motion to approve the minutes as written from the December 11, 2017, Planning Commission meeting was made by Commissioner Nelson and seconded by Commissioner Rinke. The motion was approved 7-0.



City of Olathe
City Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: January 8, 2018

Application:	<u>SU-17-008:</u> Renewal of a special use permit for motor vehicle sales (Qually's Auto Sales)
Location:	900 E. Santa Fe Street
Owner:	Shawn M. Hutchinson, Hutchinson Family Partnership
Applicant:	Don Qually, Qually's Auto Sales
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>0.42± acres</u>	Proposed Use:	<u>Motor Vehicle Sales</u>
	Land Use	Zoning	Comprehensive Plan Designation
Site	<u>Motor Vehicle Sales</u>	<u>C-3</u>	<u>Urban Center/Downtown</u>
North	<u>Light Industrial</u>	<u>M-2</u>	<u>Urban Center/Downtown</u>
East	<u>Motor Vehicle Sales</u>	<u>CP-2</u>	<u>Urban Center/Downtown</u>
South	<u>Commercial</u>	<u>CP-2</u>	<u>Urban Center/Downtown</u>
West	<u>Motor Vehicle Sales</u>	<u>C-3</u>	<u>Urban Center/Downtown</u>

Dan Fernandez, Planner II, made a presentation before the Planning Commission, summarizing the request for a special use permit for motor vehicle sales at 900 E. Santa Fe for Qually's Auto Sales. The initial permit for motor vehicle sales was approved in 2012 and this is the first renewal request. The applicant made improvements to the site with the initial special use permit, including removing a fence on the north side of the property and improving landscaped areas. Staff noted a gravel area on the west side of the property and has stipulated a 5-foot landscape buffer with screening replace the gravel. Staff recommends approval of this application as stipulated.

Comm. Nelson noted there was no history of complaints, and that the requested changes are not because the Applicant was negligent in the past, but because those changes were not originally requested. **Mr. Fernandez** stated that is correct. Comm. Nelson noted surrounding properties and questioned whether a longer term should be allowed. Mr. Fernandez said that is up to the discretion of the planning commission, but it has been done in the past.

Chair Vakas opened the public hearing and asked the Applicant to come forward. **Don Qually, 966 Southgate Lane**, approached the podium. He stated they have been in business at their first site at 830 East Santa Fe for 19 years and at the subject site at 900 East Santa Fe location for 5 years. The Applicant requests that the Planning Commission waive the buffer for reasons of expense and traffic. He also requests the duration of the permit to be longer than five years.

Jim Hutchinson came to the podium. He and his son own the property and lease it to Don Qually.

There were no questions of the Applicant. There being no one else who wished to speak on this item, **Chair Vakas** called for a motion to close the public hearing.

Motion by Commissioner Sutherland, seconded by Commissioner Nelson, to close the public hearing.

Motion passed 7-0.

Comm. Rinke asked to clarify where the five-foot buffer would go. **Comm. Fernandez** indicated same on the map, along Mahaffie Street on the west side of the property. He noted that the buffer would not extend all the way to Santa Fe. **Comm. Fry** commented that the Applicant's questions and concerns should be addressed. He believes that the Planning Commission would prefer to have the buffer and pavement as it was intended when the original special use permit was granted. He believes extending the special use permit is fair and reasonable and proposes a 10-year term. **Comm. Nelson** believes if the property is expected to be in a certain condition for 10 years, it needs to be brought up to standards. He agrees with Comm. Fry, to accept the terms as written, but with a 10-year term.

Motion by Commissioner Fry, seconded by Commissioner Sutherland, to approve SU-17-008, subject to staff's stipulations, as follows:

- (1) The proposal conforms to the Goals, Objectives and Policies of the *Comprehensive Plan*.
- (2) The proposal complies with the *Unified Development Ordinance (UDO)* criteria for considering special use permit requests.

Commissioner Fry's motion included recommending approval with the following stipulations to be included in the ordinance, as amended:

- (1) The Special Use Permit is valid for a period of ten (10) years following Governing Body approval, with an expiration date of January 23, 2028.
- (2) A 5-foot landscape buffer shall be included along Mahaffie Street with parking/paving screening per *Section 18.30.130.M* of the *UDO*. This shall be completed prior to the Mayor signing the resolution.
- (3) All gravel areas shall be paved prior to the Mayor signing the resolution.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: January 8, 2018

Application:	<u>SU-16-003:</u> Renewal of a special use permit for an existing construction and demolition landfill for APAC
Location:	23775 West 159 th Street
Owner:	APAC-Kansas, Inc.
Applicant:	APAC Kansas City / L. Diane Tucker
City Staff Contact:	Aimee Nassif, Chief Planning and Development Officer

Aimee Nassif, Chief Planning and Development Officer, informed the Planning Commission that the Applicant has requested a continuance until after another pending special use permit has been finalized by City Council, which is scheduled for February 20, 2018. No specific date has been determined at this time, which is allowed per the UDO.

Motion by Commissioner Nelson, seconded by Commissioner Rinke, to continue SU-16-003 to a future Planning Commission meeting.

Motion passes 7-0.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: January 8, 2018

Application:	<u>RZ-17-001:</u> Request approval of a rezoning from AG to M-3 for APAC Quarry and C.D. Landfill on 100.41± acres; located at 23577 West 159 th Street.
Location:	23775 West 159 th Street
Owner:	APAC-Kansas, Inc.
Applicant:	APAC Kansas City / L. Diane Tucker
City Staff Contact:	Aimee Nassif, Chief Planning and Development Officer

Aimee Nassif, Chief Planning and Development Officer, noted that the Applicant has requested a continuance until after another pending special use permit has been finalized by City Council, which is scheduled for February 20, 2018. No specific date has been determined at this time, which is allowed per the UDO.

Motion by Commissioner Rinke, seconded by Commissioner Nelson, to continue RZ-17-001 to a future Planning Commission meeting.

Motion passes 7-0.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: January 8, 2017

Application:	<u>RZ-17-019:</u> Rezoning from RP-4 to C-2 District and preliminary development plan for Olathe Commons
Location:	In the vicinity of 119 th Street and Shannan Lane
Owner:	Kelly Mulder, Maecommon, L.L.C.
Applicant:	John Petersen, Polsinelli PC
Engineer/Architect:	Brad Sonner, Olsson Associates/Scott Slaggie, Slaggie Architects
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>12.83 ± acres</u>	Proposed Use:	<u>Commercial</u>
Current Zoning:	<u>RP-4</u>	Proposed Zoning:	<u>C-2</u>
Building Area:	<u>89,500 square feet</u>	Plat:	<u>Olathe Commons, First Plat</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Vacant	RP-4	3	C
North	Mixed Density Residential Neighborhood	Apartments	RP-3	-	-
South	Conventional Neighborhood	Vacant	RP-4	-	-
East	Conventional Neighborhood	Church	R-1	-	-
West	Regional Commercial Center	Commercial	CP-2	-	-

Dan Fernandez, Planner II, made a presentation before the Planning Commission, summarizing the request regarding both RZ-17-019 and PR-17-061. The rezoning application is for four commercial buildings totaling 89,500 square feet and is located east of the 119th and Black Bob intersection. This property was rezoned to CP-2 in 2006 and included 69,500 square feet of commercial space in five buildings. Tonight's proposal is for three outbuildings along 119th Street. In 2013, the site was rezoned to RP-4 and included 510 apartment units. All height requirements and setbacks for the proposed C-2 District have been met and required parking has been provided. There is pedestrian connectivity to existing sidewalks throughout the site. The landscape plan includes foundation and parking island landscaping.

Mr. Fernandez reported that the Applicant is requesting a waiver for the landscape buffer requirement on the south side adjacent to a proposed multifamily development. Staff is supportive of the request because the Applicant is providing a higher-quality design than required in the Unified Development Code.

Mr. Fernandez stated the materials for this project consist of detailed concrete, stucco, brick, stone, tile and glass and includes design requirements such as vertical and horizontal articulation and focal point elements. Also, improvements to the street network have been recommended by the Traffic Department and include an additional turn lane and extending westbound turn lanes. Staff has received two letters in opposition to this application, which have been submitted to the Planning Commission.

Mr. Fernandez reviewed the proposals from 2006 and 2012 and noted the differences between those and the one submitted tonight.

Mr. Fernandez noted that PR-17-061 has been revised to include 20 apartment buildings, two stories with 10 units each for a density of 12.2 units per acre. The development approved in 2012 had a much higher density. The location of the two-story buildings has not changed from the 2012 plan. There are no changes to buffers to the east or south sides, and there is a tree preservation on the southeast side.

Mr. Fernandez stated that staff recommends approval of RZ-17-019 and PR-17-061, as stipulated.

Comm. Rinke asked if density has changed where the "big" houses are. **Mr. Fernandez** responded that density is similar. **Comm. Rinke** does not consider the change a significant concession. **Mr. Fernandez** agreed. **Comm. Rinke** noted that the commercial previously was zoned CP-2 and is going to C-2 and asked about the difference. **Mr. Fernandez** responded that no longer are there planned districts and C-2 is the equivalent of a CP-2. **Comm. Rinke** asked if there were restrictions on uses in a CP-2 zoning; **Mr. Fernandez** said there were not. **Comm. Rinke** asked if there was any discussion about limiting uses for the property. **Mr. Fernandez** said staff did not feel there was a reason to prohibit uses.

Comm. Rinke noted that there is a similar item on tonight's agenda that was returned to the Planning Commission from City Council because they felt like uses need to be restricted in the C-2 area adjacent to residential. **Comm. Rinke** questioned whether this is the same issue. **Mr. Fernandez** said staff feels like the two situations are different. This location is immediately adjacent to a very large commercial center. He noted that Anderson Pointe is adjacent to a smaller commercial site and adjacent to an existing townhome. He said that City Council felt that there should be some uses prohibited since the new commercial district was going in next to existing residential.

Comm. Fry asked what prevents a user from coming into this lesser-dense area of residential and building 21 units per acre on that site. **Mr. Fernandez** reminded the Planning Commission that they are approving not only a rezoning and a revised preliminary plan, but also the plan as presented. Therefore, if someone tried to develop this area as a denser project, it would have to

come back before the Planning Commission. **Comm. Fry** noted that if that happens 10 years from now, the Planning Commission does not have much authority if it's already zoned RP-4. He sees it as somewhat of a bait-and-switch situation, where RP-4 would qualify for something less, but the larger buildings will be replaced by commercial. He sees that as a concern. Mr. Fernandez said that just because someone comes in with a bigger project doesn't mean staff has to recommend approval for it, nor does the Planning Commission need to recommend approval. He said if it does not fit the neighborhood, there is no guarantee that it will be approved.

Comm. Rinke said when this was reviewed in 2013, there was a request for a split between RP-4 and RP-3, which would provide some protection for the single-family around what would have been the R-3 area. He recalled a diagram from that meeting's packet, where the big houses would have an RP-3 designation. He said he voted against it in 2013 because he believed the area should be down-zoned. **Aimee Nassif, Chief Planning and Development Officer**, agreed that zoning is an important piece of the property because once zoning is in place, there is entitlement to certain by-right uses of possible density, provided all UDO requirements are met. Therefore, if the Applicant is not maxing out density with this plan, if a new preliminary development plan were to come before this Planning Commission, they would be entitled to that density if they met all UDO standards and requirements. **Comm. Rinke** said he would still prefer RP-3 zoning. **Comm. Fry** said if it is designed as and qualifies for RP-3 zoning, it seems like a good compromise. **Ms. Nassif** said that is something the Planning Commission could discuss with the Applicant. **Comm. Fry** asked what that would entail for the Applicant. **Mr. Fernandez** said that another rezoning application would have to be submitted and all appropriate notifications and hearings would have to be held.

Comm. Nelson noted that traffic could be a real problem in this area because of what goes with the zoning and the weight it carries, and he is very concerned about that issue. **Ms. Nassif** responded that the site requesting rezoning only involves the front commercial area. It would not involve existing residential areas. **Comm. Rinke** said his opinion is that the RP-4 should be reduced to R-3.

Cheryl Lambrecht, City Traffic Engineer, approached the podium. **Comm. Rinke** asked if this commercial development would create more or less traffic than if residential had been built in the same area. She said on average, apartments generate seven trips per day, per unit, which would be about 3,500 trips per day with this plan. With this mix of commercial and apartments, she estimates approximately 9,300 trips per day, most of which will be from the commercial development. Reducing to 200 units would result in about 1,400 trips per day and almost 8,000 trips per day for the commercial.

Ms. Lambrecht also stated that when the Traffic Impact Study was written, the consultant used generic land uses because no one knows what the parcels are going to be. In this case, they used restaurants and general shopping for the development. **Comm. Nelson** noted that oftentimes space is developed without knowing in advance who the tenants will be. Ms. Lambrecht noted that regarding Shannan, the TIS recommend outbound lanes – a left turn, shared left turn through, and exclusive right. She understands that even with two left turn lanes out of the development, it will not eliminate all of the congestion coming out of Olathe Point, although it will ease the problem. She noted that a third lane has been added to the Black Bob entrance at Olathe Point, which should help. **Comm. Nelson** asked if the numbers Ms. Lambrecht is using include the Starbucks on the adjoining property. Ms. Lambrecht said all that was considered in the study. She said a completely new traffic study was provided, not just an update of a previous study and Starbucks came into play because of new traffic counts at 119th and Shannan.

Comm. Rinke asked how the existing traffic pattern at Shannan and 119th is rated. **Ms. Lambrecht** rated it as a "D." She added that in addition to improvements to the westbound left turn lane on 119th Street, Traffic requested the median on 119th Street be narrowed in order to

obtain better alignment with the eastbound/westbound left turn lanes, which would allow protected left turns. She added that signal phases have been reallocated, and with that, according to the Traffic Information Study, they rate it a "C." Comm. Rinke asked about timing for improvements. Ms. Lambrecht further stated that TIS did not look at phases or commercial versus residential; it was created as a whole piece. Therefore, all public improvements will need to be done before anyone can move in

Comm. Fry asked if changes to the intersection will improve traffic, even with the increase of 9,300 trips per day. **Ms. Lambrecht** responded that yes, it would, because not all trips will go to the west, and the exit on Alcan will draw some of the traffic from Shannan Street. Comm. Fry asked how this impacts the downstream effect of dumping more traffic onto 119th. Ms. Lambrecht said there are improvement plans for the I-35/119th Street interchange to increase capacity and movement through that area. Also, the intersection of 119th and Pflumm is being examined. Left turns cause the most delay, and adding more left turns will improve traffic. Ms. Lambrecht said they hope to include such improvements in the next Capital Improvement Program. Once in the CIP, **Comm. Rinke** asked about timeframe. Ms. Lambrecht said it depends on issues such as funding and help from neighboring Overland Park. She said if City Council says yes to improving 119th and Pflumm, it could go under construction within the next two years.

Comm. Vakas said he is surprised this issue is not already included in the CIP. However, he understands that adding this to the CIP does not mean it would be made a priority. He sees nothing to suggest that this would be any sooner than five years down the road. He asked that Ms. Lambrecht address the intersection of Alcan and 119th Street. **Ms. Lambrecht** said no light is proposed at that intersection because it is too close to another traffic light. Alcan will be a three-quarters access, where westbound drives can turn left into the development, but no left turns will be allowed out of the development. Again, the second access point will pull drivers away from Shannan and help that intersection. Comm. Vakas commented that the traffic flow and parking lot in Olathe Pointe is under-engineered, and he feels like this project will add to that existing project. Even with the improvements proposed by Traffic, there will still be problems, and the problem at Starbuck's will not improve.

Comm. Nelson asked if the traffic study is based on units in the existing proposal including the multifamily and not on what the density potential is. **Ms. Lambrecht** said that is correct. **Comm. Nelson** asked about implications if higher-density zoning were allowed. Ms. Lambrecht responded it depends on what the parcels will be. She finds it difficult to say what potential zoning could be because it depends on density and the type of development that occurs.

Comm. Fry understands that this is an issue that the City needs to address and believes development will drive the change. He believes it's important to acknowledge that traffic in the area is bad, but it's not the fault of the Applicant.

Chair Vakas opened the public hearing. **John Petersen**, Polsinelli Law Firm, approached the podium, appearing on behalf of Olathe Common, LLC. Mr. Petersen said they are striving to find the right mix of uses that max the most economic sense for the developer. He agrees to all staff stipulations.

Mr. Petersen wished to explain the changes. They hope to bring in retail to support what's going on with Olathe Pointe. They have worked diligently with staff on issues such as tree preservation, stormwater treatment, additional landscaping, and additional setbacks. He said they decided not to change the plan from 2013 when it came to those issues. He said they also committed to not cutting 120th Street through to Greenwood. Mr. Petersen said if this Applicant wanted to change the zoning, they would have to come back to the Planning Commission and go through the public hearing process.

Addressing traffic, **Mr. Petersen** stated they did a new traffic study that took into account today's counts at key intersections. They worked with staff on issues such as lane widths and dual left turn lanes, and says traffic operates at a Level C. He was available for questions.

Comm. Fry asked what the downside would be of continuing this application and doing a down-zoning of the RP-4. **Mr. Petersen** said they would like this to move forward because they are ready to move on the Gateway zoning. He notes that there are a lot of opportunities of potential clients for this area. **Comm. Fry** noted that there are legal protections that this zoning carries with it that he believes will dramatically change this project. He questioned whether there were any other negatives to continuing, other than time and the application fee. **Mr. Petersen** said there are not because they do not plan to build anything that would not meet RP-3 design guidelines and zoning regulations.

Addressing Legal, **Comm. Fry** asked if this stayed at RP-4 and the project changed, could someone come in and dramatically change the project and dramatically change the density. **Chris Gruenwald**, Deputy City Attorney, responded that there are two separate applications. He said if any applicant wants to make changes, they must go through the process of getting the plan changed. They cannot take the zoning by itself. Without having an actual plan, it is difficult to know whether it would be approved in relation to RP-4. **Mr. Petersen** added that RP-3 allows up to 17 units per acre, but setbacks and heights are not acceptable. **Comm. Fry** believes the feelings of the people who live there should be honored. **Mr. Petersen** said they are trying to honor that. **Comm. Nelson** noted that when this was approved before, it was not an RP-4 zoning. Therefore, the potential is that this project could be delayed and come back later with a new plan. He feels the risk is that even if final approval is given, it could be changed because of the zoning. There was a compromise when this was given RP-4 zoning, and now there is a request to change things. He does not feel this is a time-sensitive project because it continues to change.

Mr. Petersen responded that in Johnson County, property does not always get developed with the first plan, and oftentimes the situation is evolving. He said the constant has been the level of density, the style, the dimensions and the amenities that were put in place. RP-4 is being requested because of higher density, higher profile, more density multifamily to the north. He said they have no ulterior motive by proceeding with a revised plan. **Comm. Rinke** noted that in 2013, he specifically asked for R-3 and R-4, to split it, and there was a reluctance to do that. **Mr. Petersen** said they were also reluctant. In that situation, it was an RP plan that did not make any difference. **Comm. Rinke** does not recall how the decision was made for R-4.

Comm. Rinke asked **Mr. Petersen** if there are any proposed users for the pad sites. **Mr. Petersen** responded that the traffic study reflects sit-down restaurants, most likely. **Comm. Rinke** asked if the Applicant would be comfortable with stipulations restricting fast food and other heavier uses to help alleviate traffic. **Mr. Petersen** was reluctant to agree with that. He believes a drive-through type restaurant would not generate as much traffic as a restaurant such as Cheesecake Factory.

Chair. Vakas opened the meeting up to comments from the public. **Bernard Jarvis**, 12010 South Greenwood Street, approached the podium. He noted that he submitted a letter to the Planning Commission and outlined his comments from that letter. He stated that not knowing what is going to happen with the subject property has affected quality of life and property values. He believes the cost of street maintenance will offset tax benefits. He is concerned about buffers on the west and south. He believes trees will need to be removed to accommodate the buffer, which is disconcerting to him. He would like to see a detailed plan for the buffer zone before the Planning Commission approves the rezoning request. He is also concerned about increased traffic.

At the request of **Comm. Corcoran**, **Mr. Fernandez** addressed the tree preservation easement buffer, which will most likely not address all the trees. He added that the previously-approved buffers meet current UDO standards for landscape buffers using existing vegetation. **Comm. Nelson** noted that that issue is relevant to the preliminary site plan, not the rezoning.

Tom Kearney, 11918 Greenwood, approached the podium. He is concerned about closing off streets, and he is not in favor of fast-food or convenience store-type businesses being built. He wishes to maintain the integrity of his neighborhood.

There being no further comments from the public, **Chair Vakas** called for a motion to close the public hearing. **Comm. Fry** questioned if the public hearing should be kept open in the event this item is continued. **Mr. Gruenwald** said if the item is continued, the public hearing will remain open. **Comm. Fry** believes down-zoning the area should be considered. For that reason, he recommends continuing this application, with a new application for downzoning of the other property. If that happens, he would be in favor of the project. **Comm. Rinke** agreed, and would like to see restrictions put on the types of businesses that could go into the commercial area. **Ms. Nassif** agreed with continuing both items to a later date. **Comm. Fry** asked that assurance be given to the Applicant that both items be continued to the same night. **Comm. Nelson** feels that if there is not going to be a rezoning, defining limitations is important. **Mr. Petersen** agrees with a continuance. **Chair Vakas** stated that the public hearing will remain open and called for a motion to continue.

Motion by Comm. Fry, seconded by Comm. Nelson, to continue RZ-17-019 to the February 12, 2018, Planning Commission meeting.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: January 8, 2018

Application:	<u>PR-17-061</u> Revised preliminary site development plan for Olathe Commons Apartments
Location:	Vicinity of 119 th Street and Alcan Street
Owner:	Kelly Mulder, Maecommon, L.L.C.
Applicant:	John Petersen, Polsinelli
Engineer/Architect:	Brad Sonner, Olsson Associates/Scott Slaggie, Slaggie Architects
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>16.32± acres</u>	Proposed Use:	<u>Apartments</u>
Zoning:	<u>RP-4</u>	Plat:	<u>Olathe Commons,</u> <u>2nd Plat</u>
Units:	<u>200</u> (20 Multi-family buildings/Club House)		

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Vacant	RP-4	-	-
North	Conventional Neighborhood	Church	R-1	-	-
South	Conventional Neighborhood	Single-family Residential	R-1	-	-
East	Conventional Neighborhood	Single-family Residential	R-1	-	-
West	Regional Commercial	Commercial	CP-2	-	-

Please see RZ-17-019 for discussion of this application.

Motion by Comm. Fry, seconded by Comm. Sutherland, to continue PR-17-061 to the February 12, 2018, Planning Commission meeting.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: January 8, 2018

Application:	<u>RZ-17-011:</u> Rezoning from CP-1 to C-2 District and preliminary development plan for Anderson Pointe
Location:	Vicinity of 127 th Street and Black Bob Road
Owner:	127 Land Investors/Aaron Mesmer
Applicant:	Polsinelli, Curtis Holland
Engineer:	SKW, Greg Watson
Staff Contact:	Dan Fernandez, Planner II

Site Area: 0.87 ± acres **Proposed Use:** Restaurant

Current Zoning: CP-1 **Proposed Zoning:** C-2

Plat: Family Video Addition, Lot 2

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Mixed Density Residential Neighborhood	Vacant	CP-1	4	C
North	Mixed Density Residential Neighborhood	Commercial	CP-1	-	-
South	Mixed Density Residential Neighborhood	Vacant	CP-1	-	-
East	Primary Greenway	Greenway	R-1	-	-
West	Mixed Density Residential Neighborhood	Commercial	CP-1	-	-

Chair Vakas noted that at their December 5th meeting, City Council referred this item back to the Planning Commission for further review and consideration. **Dan Fernandez**, Planner II, appeared before the Planning Commission, summarizing the request. Specific items that need to be reconsidered include the appropriateness of certain permitted uses at the site due to the close proximity to existing residential; the location of the drive-through; lighting from the development; outdoor amenities; and architecture. He outlined changes and clarifications that have been made by staff and the applicant.

First, uses that are prohibited by stipulation include fast food restaurants, auto parts store, bars, taverns and drinking establishments, building material sales without lumberyard, convenience stores without gas sales, convenience stores with gas sales, department stores, entertainment establishment, tattoo parlors and vehicle services.

Secondly, a photometric plan is required at the final development plan stage that includes no spillage onto neighboring properties.

Also, the Applicant has revised the plan to show an outdoor seating area south of the building.

Regarding architecture, staff felt the south and north elevations needed more articulation on the roof lines and those have been revised to include a pitched roof elevation on the south elevation and a larger one on the north elevation.

Regarding location of the drive-through, it has been situated at the furthest possible location from the site, approximately 250 feet from the nearest residential building. He noted that the landscape plan includes additional screening and buffering on the west side of the property.

Mr. Fernandez noted that waivers continue to be requested in terms of glass on primary elevations. The Planning Commission recommended approval of the waivers at their November 13th meeting.

In summary, **Mr. Fernandez** stated that staff recommends approval of RZ-17-011 with submitted changes and stipulations in the staff report.

There were no questions for staff. **Chair Vakas** asked the applicant to come forward. **Curtis Holland**, a lawyer with Polsinelli, approached the podium, representing 127 Land Investors, LLC, the owner and developer of the property. He noted that during the City Council meeting, there were concerns expressed about possible uses and the proximity to the existing townhome project to the west. He said that the intent of the rezoning was to provide some flexibility to the potential users of the site. He said the Applicant is working with the City on this project, as well as the larger multifamily project to the south and west of this development. Overall, he said they are in agreement with the changes proposed by staff and asks for a recommendation of approval.

There were no questions of the applicant. **Comm. Fry** feels that the Planning Commission should be careful about setting a precedent. He is in favor of non-intrusive uses for the neighbors, but is also concerned about how such a decision would affect the development community. **Comm. Nelson** recalled suggesting casual dining as opposed to fast food, meaning some limitation was placed. He questioned whether this may need to be a conversation in updating the UDO, defining what is allowable and not allowable in proximity to neighboring properties. **Aimee Nassif, Chief Planning and Development Officer**, said that zoning is an appropriate time to discuss zoning entitlements, including land uses, and those discussions are already happening with every project, and will continue. She believes this venue is appropriate for such recommendations, not the UDO. **Comm. Fry** restated his concerns about setting a precedent. **Comm. Sutherland** agreed and questions what happens if there is a change in the market. **Chair Vakas** agreed and thanked Ms. Nassif for her comments. He called for a motion.

Motion by Commissioner Rinke, seconded by Commissioner Munoz, to approve RZ-17-011, for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Economic Sustainability and Land Use (Principle ES – 3.1 and LUCC – 6.1).
- (2) The requested rezoning to C-2 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.
- (3) The proposed development, as stipulated, meets composite design standards for Site Design Category 4 (*UDO 18.15.120*) and Building Design Category C (*UDO 18.15.035*).

Commissioner Rinke's motion included recommending approval with the following stipulations to be included in the ordinance:

- (1) A final site development plan shall be approved and recorded prior to development.
- (2) A waiver shall be granted to permit a 3 ½-foot to 7-foot landscape buffer along the west property line.
- (3) A waiver shall be granted to permit no landscape buffer along the south property line as the property line is in the middle of an access drive.
- (4) A waiver shall be granted to permit 21% glass on the north elevation and 27% glass on the east elevation.
- (5) The following uses are not permitted at this site: fast food restaurants, auto parts store, bars, taverns and drinking establishments, building material sales without lumberyard, convenience stores without gas sales, convenience stores with gas sales, department stores, entertainment establishment, tattoo parlors and vehicle services.
- (6) A photometric plan in accordance with *Section 18.30.135* of the *Unified Development Ordinance (UDO)* is required with the final development plan application.

Aye: Sutherland, Nelson, Rinke, Munoz, Corcoran, Vakas (6)

No: Fry (1)

Motion was approved 6-1.



City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: January 8, 2017

Application:	<u>PR-17-044</u> Preliminary Site Development Plan for Ace Hardware at Arbor Creek
Location:	Northeast of W. 161 st Street and S. Mur-Len Road
Owner:	Gavin Barmby, Murlen 159, LLC
Applicant/Engineer:	Roger Cassity, P.E., Renaissance Infrastructure Consulting
Staff Contact:	Kim Hollingsworth, Senior Planner

Site Area:	<u>1.56± acres</u>	Proposed Use:	<u>Retail, Hardware Store</u>
Zoning:	<u>NC (Neighborhood Center District)</u>	Plat:	<u>Arbor Creek Village, First Plat</u>
Building Area:	<u>13,400 sq. ft.</u>	Lots:	<u>1</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Community Commercial	Vacant	NC	3	C
North	Community Commercial	Retail	NC	-	-
South	Mixed-Density Residential	Residential, Single-Family	R-1	-	-
East	Community Commercial	Retail	NC	-	-
West	Community Commercial	Single-Family, Agricultural	CP-O/ Unincorporated	-	-

Comm. Corcoran recused himself from this matter not because he was personally involved, but because his firm was involved with this project. He left the chamber during discussion and the vote.

Kim Hollingsworth, Senior Planner, appeared before the Planning Commission, summarizing the request. She noted changes to the plan, as well as waiver requests. She noted that the property is located in Arbor Creek Village, northeast of 161st Street and Mur-Len Road. The property was zoned NC-Neighborhood Center in 1999 and is surrounded by additional NC to the north and east, R-1 single-family to the south, and CP-2 District and unincorporated area to the west. This property is described as a Community Commercial Center. She notes an existing Ace Hardware in the vicinity, which the Applicant is requesting to move to the new location.

The building as proposed is 13,400 square feet in size, with access from south Bradley Drive. Additionally, the property line to the north of the site is the subject of a cross-access agreement for shared parking. Total parking will be 55 spaces, which is allowed within the Neighborhood Center District. Additionally, sidewalks currently exist along Bradley Drive and down Mur-Len Street. The Applicant proposes extending sidewalks along 161st Street, along the front of the building, and all the way down South Bradley Drive, creating a pedestrian network throughout the site.

Ms. Hollingsworth presented elevations of the building. Each façade was considered primary because it fronts streets and has high visibility. The proposed elevation on the front façade exceeds Category 1 requirements and will consist of light and dark-colored brick, burnished block, and glass. Also, a requirement of the Neighborhood Center District is that a building have a secondary tenant or provide space for one. The south elevation faces the single-family residential. She reported that 92 percent of that façade consists of Category 1 materials, and there is 34 percent glass. The rear façade will have a loading dock and overhead door, and landscaping has been added for screening.

Ms. Hollingsworth added that the first waiver request pertains to setbacks and the minimum building frontage requirement. Maximum front and side yard setbacks in this district are five feet, which the proposed building does not meet. However, the district also has a build-to line that the building would need to be built within. She stated the Applicant is asking for a waiver from this particular requirement because they are attempting to meet the minimum parking requirement for this use. Staff supports the waiver based on the character of the use, and that it will provide circulation through the site. Also, the waiver would allow increased distance from single-family residential.

The next waiver has to do with parking location. The Applicant is requesting that some parking be located in front of the building, which is typical of a more conventional commercial design. The waiver would also allow connection to existing parking to the north and full circulation of the building for both vehicles and emergency personnel. Staff is supportive of this waiver request due to additional screening around the site and increased circulation.

Ms. Hollingsworth stated that staff recommends approval of this plan, including the two waiver requests. Additionally, a neighborhood meeting was held and attended by five people. Overall comments were positive, and one individual called and stated that they were in favor of the development.

There were no questions of staff. **Chair Vakas** asked the applicant to come forward. **Roger Cassity**, Applicant/Engineer, Renaissance Infrastructure Consulting, approached the podium representing the owner of the property. He stated that they agree with all stipulations, and is available for questions.

There were no questions for the applicant. **Chair Vakas** noted that this is not a public meeting, but asked if anyone wished to speak. **Charles Cecil**, 16049 South Brookfield Street, approached the podium. He stated that he is very glad that something is going to be built on the vacant lot, and is happy to keep Ace Hardware in the neighborhood.

Motion by Commissioner Rinke, seconded by Commissioner Sutherland, to approve PR-17-044, subject to staff's stipulations, as follows:

- a. A waiver shall be granted to allow for front and side yard setbacks as indicated on the preliminary development plan dated December 21, 2017 which thereby waives the requirement for 80% of the building to adhere to a build-to line as required by UDO 18.31.030.B.
- b. A waiver shall be granted from UDO 18.31.040.C.2 to permit off-street parking in front of the building, east of Mur-Len Road as indicated on the preliminary development plan dated December 21, 2017.
- c. A final site development plan shall be approved prior to building permit submittal.
- d. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks, coolers and loading docks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Vakas (6)

No: (0)

Motion was approved 6-0.



City of Olathe

City Planning Division

MINUTES – Other Matters

Planning Commission Meeting: January 8, 2018

Chair Vakas noted that the next Planning Commission meeting is scheduled for Monday, January 22nd, at 7:00 p.m. He noted that the City is celebrating Martin Luther King on Sunday, January 14th, at 3:00 p.m., at the Bell Cultural Arts Center, Mid America Nazarene University.

There were no other announcements.

Meeting adjourned.



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 22, 2018

Application:	P-17-075, Townhomes at Fairfield Village, Fortieth Plat		
Location:	Approximately ¼ mile southeast of the intersection at W. 167 th Street and S. Mur-Len Road		
Owner/ Applicant:	Gary Jones; Fairfield Courts, LLC		
Engineer:	Tim Tucker, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Joshua Gentzler, Planning Intern		

Site Area:	<u>0.80± acres</u>	Proposed Use:	<u>Multi-Family Residential</u>
Units:	<u>8</u>	Density:	<u>9.91 units/acre</u>
Tracts:	<u>1</u>	Current Zoning:	<u>RP-3</u>

1. Comments

The following application is a final plat for Townhomes at Fairfield Village, Fortieth Plat containing 8 multi-family lots and 1 common tract. The property was previously platted as "Tract G" of the Courts at Fairfield Village, Fifth Plat (P-16-060) with the understanding that it would be replatted into separate lots or units.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes a total of 8 multi-family units and 1 common tract for access, neighborhood amenities, and private open space. The layout of the units and common tracts is consistent with the approved preliminary plat. This phase of Townhomes at Fairfield Village follows the general trend of development for the entire Townhomes at Fairfield Village community.

The proposed lots exceed the minimum lot area of 3,000 square feet as required for RP-3 Districts and vary in size from approximately 3,500 square feet to approximately 4,800 square feet.

- b. **Public Utilities** – The property is located in the WaterOne service area and the Johnson County Wastewater sanitary sewer area.
- c. **Streets/ Right-of-Way** – This phase of Townhomes at Fairfield Village will have access from a common drive extending from the cul-de-sac at 167th Terrace and 168th Place to the west. Each individual unit will take access from "Tract A," which shall be

owned and maintained by the Fairfield Courts Homes Association and is intended to be used for a common drive in addition to homeowner amenities, landscaping, monuments, and private open space.

- d. **Landscaping/Tree Preservation** – The developer is responsible for planting street trees, subject to *Unified Development Ordinance (UDO), Section 18.30.130.G*. Such trees shall be planted at the completion of each phase of development.

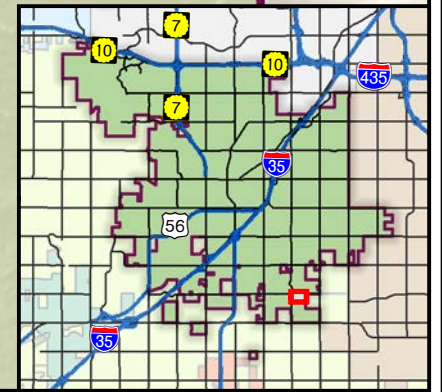
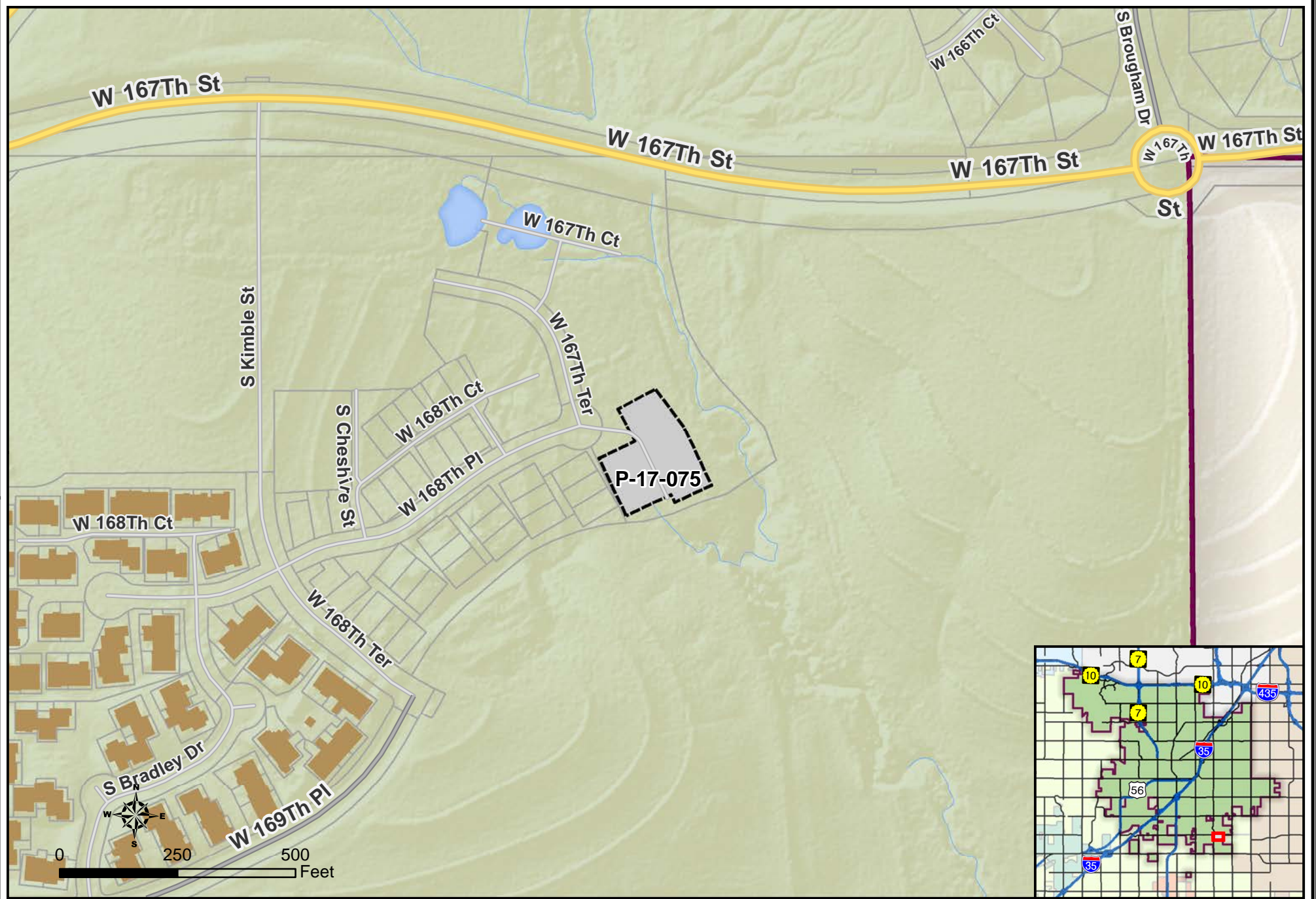
3. Excise Taxes:

The subject property has previously been platted, and is therefore exempt from paying additional excise taxes for streets and traffic signals.

4. Staff Recommendation:

Staff recommends approval of P-17-075 with the following stipulation:

- a. A street tree plan shall be submitted prior to recording the final plat. The developer is responsible for planting street trees, subject to *Unified Development Ordinance (UDO) Section 18.30.130.G*.



TOWNHOMES AT FAIRFIELD VILLAGE, 40TH PLAT
P-17-075



User: jaredmd
Date: 01/17/2018



(UNITS 130, 131, 132, 133, 134, 135, 136 & 137)
A RESURVEY AND REPLAT OF PART OF TRACT G, THE COURTS AT FAIRFIELD VILLAGE, FIFTH PLAT,
A SUBDIVISION OF LAND IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

0' 1000' 2000'
SCALE : 1" = 2000'



LEGEND

○ DENOTES SET 1/2" X 24" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE

● DENOTES FOUND 1/2" REBAR W/PHELPS CORP CLS-82 PLASTIC CAP IN CONCRETE (UNLESS NOTED OTHERWISE)

S/E DENOTES SANITARY SEWER EASEMENT

D/E DENOTES DRAINAGE EASEMENT

P/D DENOTES PROPOSED DRIVE PER APPROVED SITE PLAN

I, Thomas Dwayne Phelps, hereby certify that in December 2017, I or someone under my direct supervision have made a survey of the above described tract of land and the results of said survey are correctly represented on this plat.



1075



SCALE: 1"=20'

PHILIPS ENGINEERING, INC.
1202 N. Winchester
Olathe, Kansas 66061
(913) 393-1133
Fax (913) 393-1166

TOWNHOMES AT FAIRFIELD VILLAGE, FORTIETH PLAT



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 22, 2018

Application:	<u>P-17-077</u> RoKC Olathe		
Location:	SEC of Whitney Street and Central Street		
Owner:	Margaret Rose, Rose Development		
Applicant:	RoKC Olathe Properties		
Engineer:	Steve Warger, Renaissance Infrastructure Consulting		
Staff Contact:	Dan Fernandez, Planner II		

Acres:	<u>2.09± acres</u>	Proposed Use:	<u>Rock climbing facility</u>
Current Zoning:	<u>MP-2</u>	Lots:	<u>1</u>
		Tracts:	<u>0</u>

1. Comments:

This is a request for the approval of a final plat for RoKC Olathe on 2.09± acres located at the southeast corner of Whitney Street and Central Street in the Parkside Business Center. The rezoning (RZ-06-011) of this property from M-2 MP-2 was approved in June 2006. A revised preliminary site development plan (PR-17-058) was approved in December 2017 for the subject property. The plan included a rock climbing facility and accessory uses such as a coffee shop. The applicant has submitted for final development plans and then will submit for building permits. The final plat shall be submitted for recording and all excise fees paid prior to obtaining building permits.

2. Minor Plat Review:

- a. **Lots/Tracts** – The final plat includes 1 lot. The proposed lot meets the size requirement for M-2 Districts.

No tracts are being dedicated with this plat, however, the site is served by regional stormwater detention.

- b. **Utilities/Municipal Services** – The property is in the City of Olathe water and sanitary service areas and required easements are being dedicated with the plat.

- c. **Streets** – The site will be served by Whitney Street and Central Street which are already constructed. There are no proposed changes to the public streets with this application.

- d. **Street and Signal Excise Taxes** – Final plats are subject to the required street excise tax of \$0.215 per square foot of land. Based on the net plat area, 2.09± acres, the required street excise fee is \$19,583.49.

The final plat is subject to a traffic signal excise tax of \$0.0098 per square foot of land area. Based on the plat area, the required traffic signal excise tax is \$892.64. The required excise fees shall be submitted to the City Planning Division prior to recording the final plat.

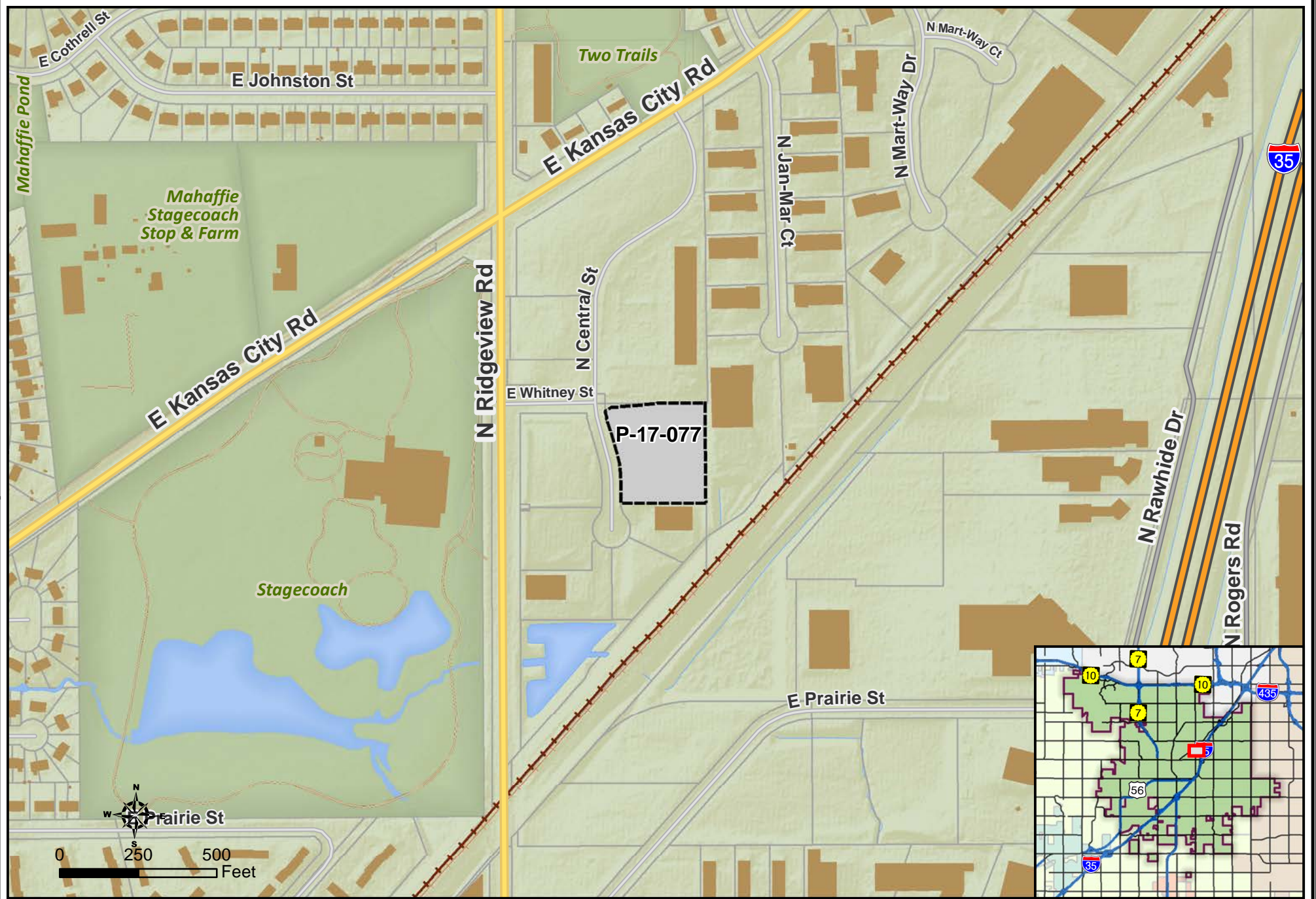


Looking south from Whitney Street

3. **Staff Recommendation:**

Staff recommends approval of P-17-077 as shown on the submitted final plat and with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the City Planning Division.
- b. Prior to recording the final plat, the required excise fee of \$19,583.49 shall be submitted to the City Planning Division.
- c. Prior to recording the final plat, the required traffic signal excise tax of \$892.64 shall be submitted to the City Planning Division.



RoKC OLATHE
P-17-077

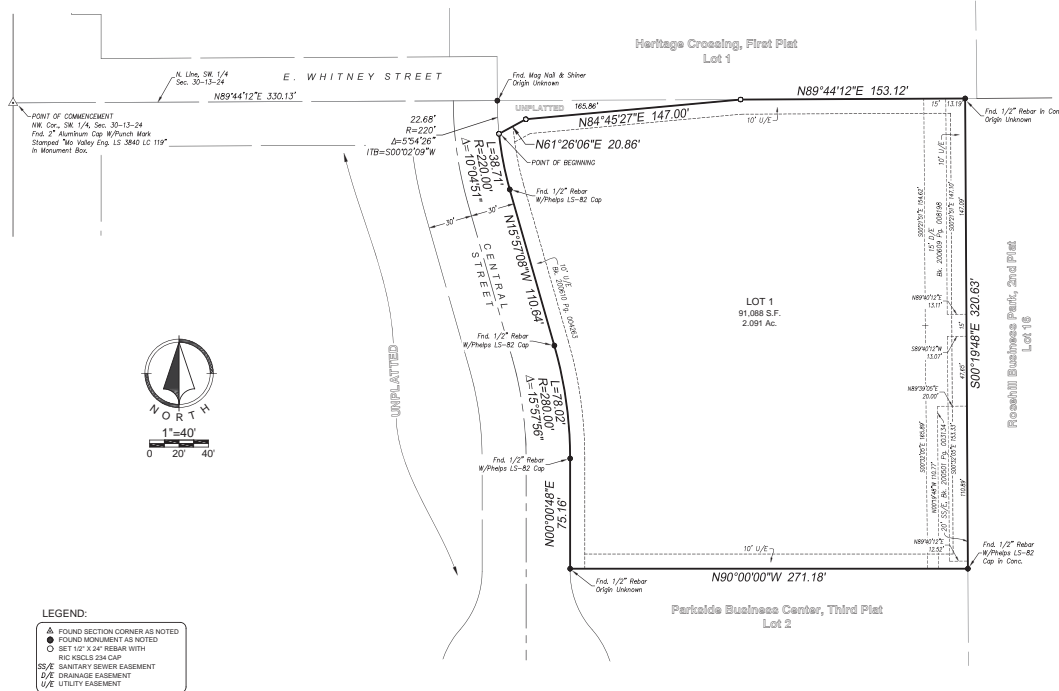


User: jaredmd
Date: 01/17/2018



FINAL PLAT RoKC Olathe

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH,
RANGE 24 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



DESCRIPTION

All that part of the Southwest Quarter of Section 30, Township 13 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter, thence North 89°44'12" East, coincident with the North line of said Southwest Quarter, a distance of 300.13 feet to a point on the East right-of-way line of Central Street, as it now exists; thence southerly, coincident with said East right-of-way line, along a curve to the left having a radius of 220 feet, a central angle of 00°54'28", and an initial tangent bearing of South 00°02'09" West, for a distance of 22.88 feet to the Point of Beginning; thence departing said East right-of-way line, North 61°20'06" East a distance of 20.86 feet; thence North 84°45'27" East a distance of 147.00 feet to a point on the South line of Lot 1, HERITAGE CROSSING, FIRST PLAT, a platted subdivision in said City, thence North 89°44'12" East, coincident with said South line, a distance of 153.12 feet to a point on the West line of Lot 16, ROSEHILL BUSINESS PARK, 2nd PLAT, a platted subdivision in said City, thence South 00°19'48" East, coincident with said West line, a distance of 320.63 feet to the Northeast corner of Lot 2, PARKSIDE BUSINESS CENTER, THIRD PLAT, a subdivision in said City, thence North 80°00'00" West, coincident with the North line of said Lot 2, a distance of 271.18 feet to the Northwest corner thereof, said point along being on the East right-of-way line of said Central Street; thence northerly, coincident with said East right-of-way line along the following four courses: thence North 00°00'48" East a distance of 75.16 feet; thence northerly, along a curve to the left having a radius of 280 feet and a central angle of 15°57'56", for a distance of 78.02 feet; thence North 15°57'08" West a distance of 110.64 feet; thence northerly, along a curve to the right having a radius of 220 feet and a central angle of 10°04'51", for a distance of 38.71 feet to the Point of Beginning, containing 91.088 square feet, or 2.091 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "RoKC Olathe".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Olathe, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Olathe, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to lay, construct, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat is hereby dedicated to Consolidated Man Sewer District of Johnson County, Kansas or their assigns.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Rose Development Company, Inc.

Christopher L. Herre, President

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Christopher L. Herre, President of Rose Development Company, Inc., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

Notary Public My Appointment Expires: _____

APPROVALS

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, on the ____ day of _____, 2017.

C.S. Vakas, Chairman

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, on the ____ day of _____, 2017.

Michael Copeland, Mayor ATTEST David F. Bryant III, MMC, Deputy City Clerk

I, Roger B. Dill, hereby certify that in December 2017 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

Roger B. Dill, Kansas LS-1408

RoKC Olathe

Prepared For:
Chris Herre
Rose Design Build, Inc.
15311 W. 109th St.
Lenexa, KS 66219
(913) 782-0777

Date of Preparation:
December 11, 2017

Renaissance Infrastructure Consulting
2 New Century Parkway
New Century, Kansas 66031
913.317.9500
www.ri-consult.com



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 22, 2018

Application:	<u>RZ-17-020:</u> Rezoning from County RUR to City R-1 District for Huntford Phase II
Location:	West of Lakeshore Drive and south of W. 144 th Terrace
Owner:	Nick Krier; Inspired Homes
Applicant:	Dan Foster; Schlagel & Associates
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>18.94± acres</u>	Proposed Use:	<u>Single-Family Residential</u>
Lots:	<u>37</u>	Plat:	<u>Unplatted</u>
Current Zoning:	<u>CTY RUR</u>	Proposed Zoning:	<u>R-1</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Vacant	CTY RUR	N/A	N/A
North	Conventional Neighborhood	Single Family (<i>Huntford</i>)	R-1	-	-
South	Conventional Neighborhood	Vacant	CTY RUR	-	-
East	Conventional Neighborhood	Single Family	R-1/AG	-	-
West	Secondary Greenway	Golf Course	R-1	-	-

1. Proposal:

The applicant is requesting a rezoning from CTY RUR (County Rural) to R-1 (Single-Family) residential district and a related preliminary plat for Huntford Phase II. The subject property is located along the west side of S. Lakeshore Drive, south of W. 144th Terrace.

The property still retains a County zoning designation and must be rezoned to a City zoning district due to the proposed development within the City limits.

The proposed development consists of a single family home subdivision with 37 lots and 3 common tracts.

A related Preliminary Plat for Huntford Phase II (P-17-076) is also on this agenda.

2. History:

The subject property has maintained its CTY RUR zoning since it was annexed into the City in 2006. The property currently has a barn existing in the northeast corner of the property; however, the remainder of the site has never been developed, and no previous development plans or plats have been submitted for the subject property.

3. Existing Conditions/ Site Photos:

The site currently has a barn constructed in the northeastern portion of the site. The remainder of the site is vacant, and has native vegetation scattered throughout.



Site view – looking west from S. Lakeshore Drive.



Site view – looking south from Shady Bend Road

4. Neighborhood Meeting/Public Notice:

The applicant held a neighborhood meeting on December 20, 2017 (see attached minutes). Nine (9) citizens attended the meeting. Main topics of discussion were size of lots, timing of construction, home design, stormwater retention, and public hearing dates. A copy of the meeting minutes is provided in this packet.

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per *Unified Development Ordinance (UDO)* requirements.

5. Zoning Requirements:

- a. **Building Height** – The maximum building height for residential buildings in R-1 districts are 2 ½ stories or 35 feet.
- b. **Setbacks** – The proposed development meets the required building setbacks for residential buildings in R-1 districts. Setbacks for the proposed development are as follows: Front Yards – 30 feet, Side Yards – 7 feet, and Rear Yards – 25 feet.

6. Comprehensive Plan Analysis:

The future land use map of the *Comprehensive Plan* identifies the subject property as “Conventional Neighborhood”. The proposed R-1 zoning and single-family residential development is appropriate for this area.

The following are criteria for considering rezoning applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090 G*. The applicant has also provided responses for these items in the project narrative.

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

The property falls within the current *Plan Olathe* designation for Conventional Neighborhood. The entire property is currently zoned CTY RUR (County Rural), and is proposed to be rezoned to R-1 (Single-Family Residential. Conventional Neighborhoods are intended to be distributed throughout Olathe neighborhoods to provide local access to goods and services, reduce the need for length drives, and promote walkability. The proposed church complies with other goals and principles of the *Comprehensive Plan*.

- **Principle LUCC-6: Discourage Sprawl.** “Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.”
- **Principle HN-1: Maintain Character.** “Maintain the character and identity of existing residential neighborhoods.”

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 properties consist of single family developments and undeveloped residential properties. Surrounding properties are developed with single-family homes, at a similar density to what is being proposed.

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

The zoning of surrounding properties includes R-1 and CTY RUR districts. The proposed R-1 zoning and single-family residential development is compatible with surrounding development.

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

The current zoning of County RUR would not allow for any new development to occur by right. The property has maintained a County zoning designation since its annexation in 2006. Any new development would require the property to be rezoned to a City zoning designation, since it is now within City limits.

Development of single family homes on the subject property is the most appropriate use for the subject property due to its location adjacent to existing single-family residential development. The general pattern of development in this region of the City is single-family residential development. The Comprehensive Plan's Future Land Use Map has also designated the subject property and surrounding properties as Conventional Neighborhood, of which, single-family residential development is most compatible.

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

The subject property has been vacant with the exception of a free-standing barn since its annexation into the City in 2006.

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

The proposed development of a single family residential development should have no detrimental effect on surrounding residential properties.

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 addition of the trips generated by the proposed single family residential development should not adversely affect capacity or safety of the applicable road network.

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

The proposed development includes a detention pond. The site will comply with the City's stormwater requirements. Noise pollution should not be generated at a rate that exceeds what is typical of a single-family residential neighborhood.

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

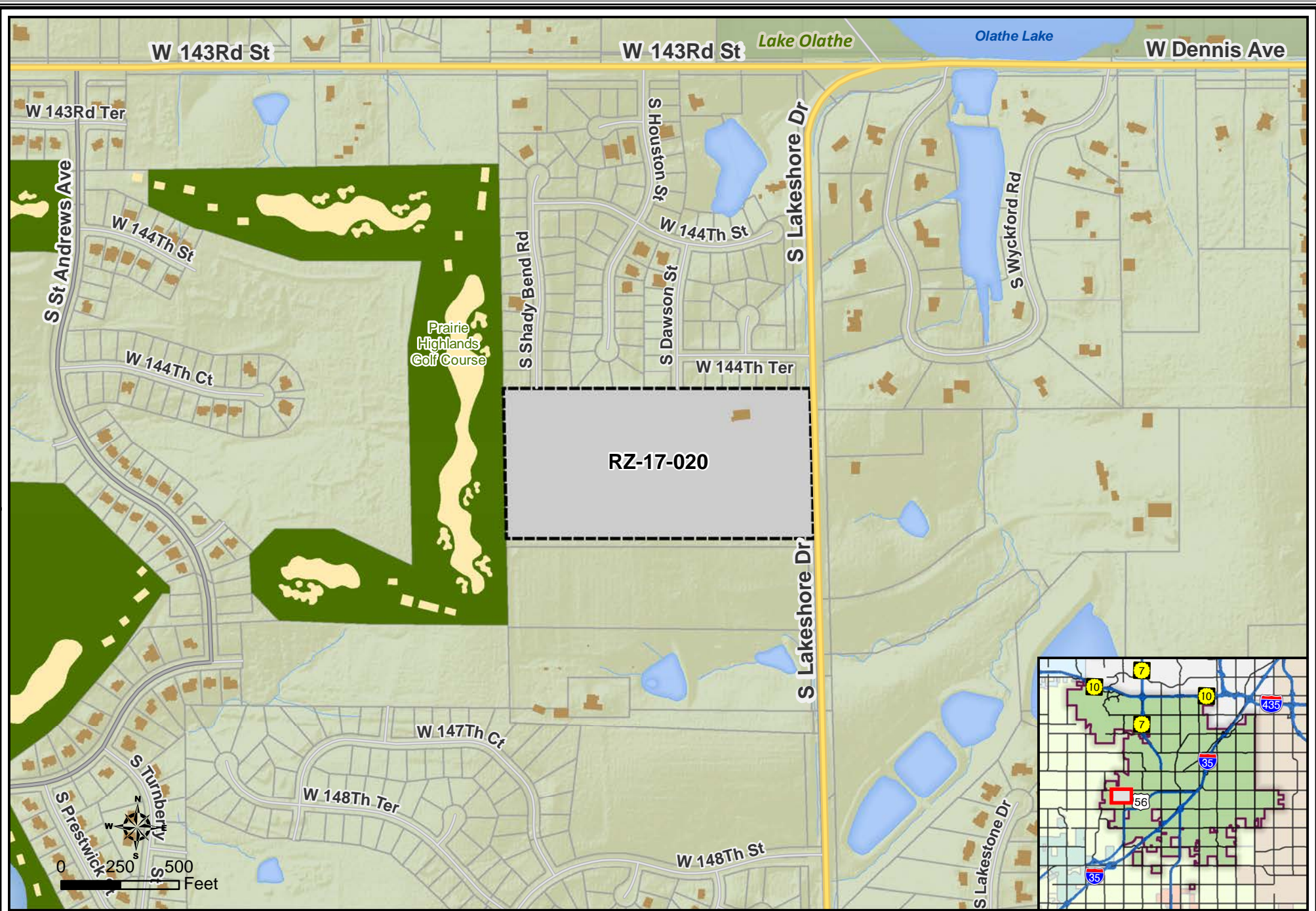
Construction of the proposed development will create jobs for citizens in the region. Additionally, property taxes will be generated for each home that is built.

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

The proposed rezoning to R-1 does not pose a threat to the public health, safety and welfare. There have been no proposals for residential or commercial uses on this site. Denial of this application could be considered a hardship to the property owner.

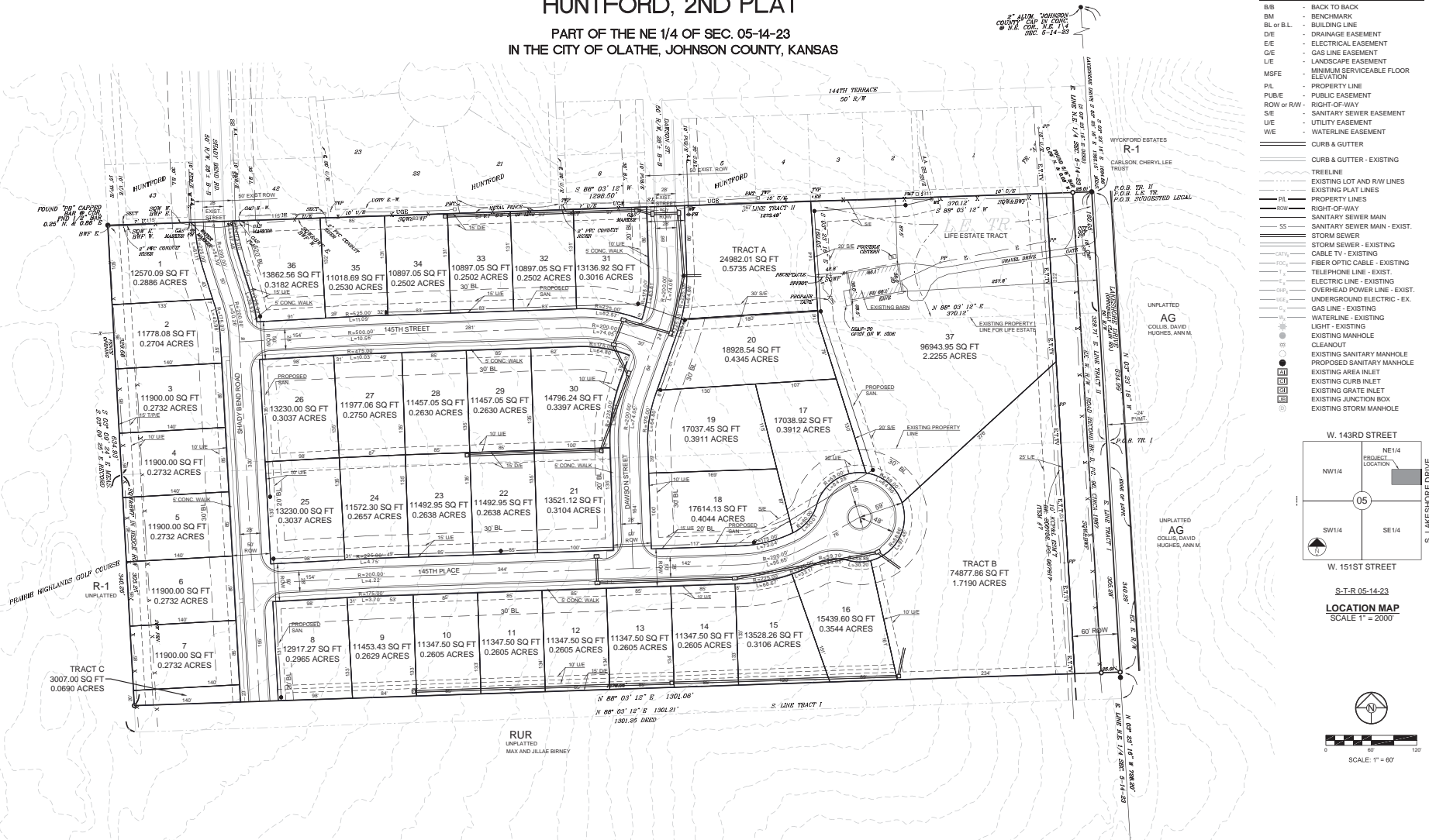
7. Staff Recommendation:

- A. Staff recommends approval of RZ-17-020 for the following reasons:
 - (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* for Land Use and Housing (Principle LUCC-6 and HN-1).
 - (2) The requested rezoning to R-1 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.
- B. Staff recommends approval of RZ-17-020.

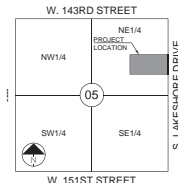


HUNTFORD, 2ND PLAT
RZ-17-020

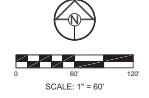
PRELIMINARY PLAT OF
HUNTFORD, 2ND PLAT
PART OF THE NE 1/4 OF SEC. 05-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



- LEGEND:**
- B/B - BACK TO BACK
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - G/E - GAS LINE EASEMENT
 - L/E - LANDSCAPE EASEMENT
 - MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
 - P/L - PROPERTY LINE
 - PUB/E - PUBLIC EASEMENT
 - ROW or R/W - RIGHT-OF-WAY
 - SE - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER
 - CURB & GUTTER - EXISTING
 - TREELINE
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY
 - SANITARY SEWER MAIN - EXIST.
 - STORM SEWER
 - STORM SEWER - EXISTING
 - CABLE TV - EXISTING
 - FIBER OPTIC CABLE - EXISTING
 - TELEPHONE LINE - EXIST.
 - ELECTRIC LINE - EXISTING
 - OVERHEAD POWER LINE - EXIST.
 - UNDERGROUND ELECTRIC - EX.
 - GAS LINE - EXISTING
 - WATERLINE - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING AREA INLET
 - EXISTING CURB INLET
 - EXISTING GRATE INLET
 - EXISTING JUNCTION BOX
 - EXISTING STORM MANHOLE



S-T R 05-14-23
LOCATION MAP
SCALE 1" = 2000'



LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE SOUTH 03 DEGREES 16 MINUTES 16 SECONDS EAST (S 03 DEGREES 16 MINUTES 16 SECONDS EAST DEED); BEARINGS ARE BASED ON THE PLAT OF HUNTFORD, A SUBDIVISION IN OLATHE, JOHNSON COUNTY, KANSAS, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1365.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 03 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID HUNTFORD SUBDIVISION AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1288.80 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 24 SECONDS EAST (SOUTH 03 DEGREES 09 MINUTES 24 SECONDS EAST DEED), 634.99 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 12 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1301.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 03 DEGREES 23 MINUTES 16 SECONDS WEST, 634.99 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS OR ROADS.

SITE DATA:
EXISTING ZONING: R-1
PROPOSED ZONING: R-1
GROSS SITE AREA: 18.94 ACRES
NET SITE AREA (EXCL. LAKESHORE ROW ONLY): 18.98 ACRES
NUMBER OF LOTS: 37 LOTS AND 3 TRACTS
7,200 S.F.
MINIMUM LOT AREA REQUIRED: 10,897.05 S.F.
MINIMUM LOT AREA PROPOSED: 30 FT.
FRONT SETBACK REQUIRED & PROPOSED: 7 FT.
INTERIOR SIDE SETBACK REQUIRED & PROPOSED: 25 FT.
CORNER LOT STREET SIDE SETBACK REQUIRED & PROPOSED: 25 FT.
REAR SETBACK REQUIRED & PROPOSED: 25 FT.
MAXIMUM HEIGHT: 2.5 STORIES 35 FT.

- NOTES:**
- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY ROARK SURVEYING.
 - TOPOGRAPHIC INFORMATION IS ACCORDING TO THE CITY OF OLATHE TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
 - 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. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
 - SIDEWALKS SHALL BE 5 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS ON LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER.
 - THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
 - TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE HUNTFORD HOA. TRACTS A AND B WILL BE USED FOR OPEN SPACE AND STORMWATER BARRIERS. TRACT C WILL BE UTILIZED FOR OPEN SPACE.
 - ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO REVIEW OF BUILDING PERMITS FOR HOMES.
 - PER TITLE 17, SECTION 17.16.08.0 DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH.
 - FIRE HYDRANTS REQUIRED WITHIN 400 FEET OF ALL RESIDENTIAL UNITS (TRAVEL DISTANCE). DEAD END WATER MAINS WITH FIRE HYDRANTS ARE NOT PERMITTED UNLESS WATER SUPPLY CALCULATIONS CAN BE PROVIDED THAT DEMONSTRATE AN ADEQUATE WATER SUPPLY IS PROVIDED; OTHERWISE THE WATER SUPPLY FOR HYDRANTS IS REQUIRED TO BE LOOPED TO EXISTING MAINS. (IFC SECTION 102.5, 507.5.1)

JOHNSON COUNTY BENCHMARK:
BERNTSEN ALUMINUM DISK STAMPED BM 631 SET ON THE SE CORNER OF HEADWALL ON S SIDE 143RD ST.
ELEV. 946.82 NAVD 88

OWNER: MAX BIRNEY
148605 S. LAKESHORE DR.
OLATHE, KS 66061

DEVELOPER: INSPIRED HOMES
NICK KRIER
1301 BURLINGTON ST., SUITE 150
OLATHE, KS 66061
P: 913-548-3300
F: 913-548-3300
SALES@INSPIRED-HOMES.COM

SCHLAGEL & ASSOCIATES, P.A.
Engineers-Planners-Surveyors-Landscape Architects
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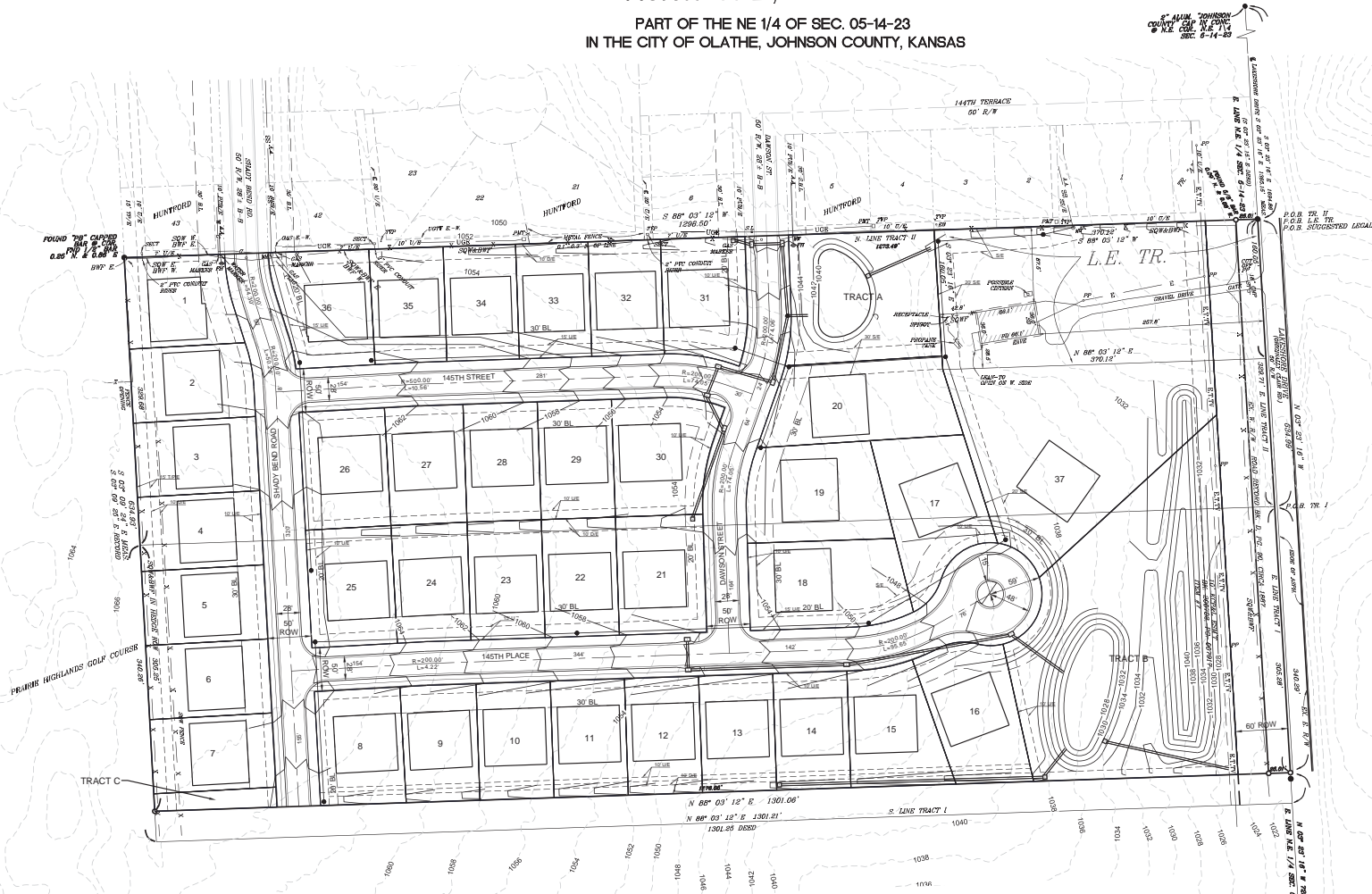
HUNTFORD 2ND PLAT
PRELIMINARY PLAT
145TH STREET AND LAKESHORE DRIVE
OLATHE, KANSAS

REVISION	DATE	DESCRIPTION
1	05/14/23	PRELIMINARY PLAT

PRELIMINARY PLAT

SHEET
C1.0
OF

PRELIMINARY PLAT GRADING PLAN FOR
HUNTFORD, 2ND PLAT
PART OF THE NE 1/4 OF SEC. 05-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

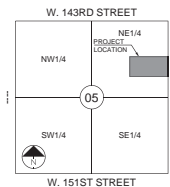
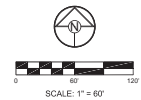


LEGEND:

- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- G/E - GAS LINE EASEMENT
- L/E - LANDSCAPE EASEMENT
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- EXISTING PLAT LINES
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- SANITARY SEWER MAIN - EXIST.
- STORM SEWER
- STORM SEWER - EXISTING
- CABLE TV - EXISTING
- FIBER OPTIC CABLE - EXISTING
- TELEPHONE LINE - EXIST.
- ELECTRIC LINE - EXISTING
- OVERHEAD POWER LINE - EXIST.
- UNDERGROUND ELECTRIC - EX.
- GAS LINE - EXISTING
- WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE

GENERAL GRADING/EARTHWORK NOTES:

- The City of Olathe Technical Specifications for Public Improvement Projects, latest edition, and all applicable City of Olathe codes and ordinances shall govern construction of this project.
- All existing utilities indicated on the drawings are according to the best information available to the city engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced by the contractor at his expense.
- The existing site topography depicted on the plans by contouring has been established per JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded, per city requirements.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.
- All grading within the right of way shall drain toward the public street.



REVISION	DATE	DESCRIPTION
1	05-14-23	ISSUED FOR PERMIT
2	05-14-23	ISSUED FOR PERMIT
3	05-14-23	ISSUED FOR PERMIT
4	05-14-23	ISSUED FOR PERMIT
5	05-14-23	ISSUED FOR PERMIT
6	05-14-23	ISSUED FOR PERMIT
7	05-14-23	ISSUED FOR PERMIT
8	05-14-23	ISSUED FOR PERMIT
9	05-14-23	ISSUED FOR PERMIT
10	05-14-23	ISSUED FOR PERMIT

GRADING PLAN

SHEET

C2.0
OF

PRELIMINARY PLAT LANDSCAPE PLAN FOR
HUNTFORD, 2ND PLAT
PART OF THE NE 1/4 OF SEC. 05-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

GENERAL NOTES

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SHRUBS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A87.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALIPURED AND UNDERSIDED TREES SHALL BE REJECTED.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD BULCH.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS. TRACTS A, B & C WILL BE SOODED. ALL AREAS WITHIN THE RIGHT OF WAY SHALL BE SOODED.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- TRACTS A, B & C WILL NOT BE IRRIGATED.
- NO TREE, SHRUB, OR WOODY VEGETATION SHALL BE PLANTED WITHIN A DISTANCE OF 15 FEET FROM ANY FREE FLOWING.
- NO TREES SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT.
- NO TREES SHALL BE PLANTED IN THE RIGHT OF WAY WITHIN 100 FEET IN BOTH DIRECTIONS OF A STREET INTERSECTION. NO LANDSCAPING TREE, SHRUB, FENCE, WALL, OR SIMILAR ITEM SHALL BE PLACED IN TRAFFIC ZONES OF INTERSECTIONS OR CORNERS AT STREET CORNERS, OR IN THE INTERSECTION OF PUBLIC RIGHT-OF-WAY, WHICH THE CITY ENGINEER DETERMINES IS AN OBSTRUCTION TO VISION, OR EXTENDS INTO A RIGHT-OF-WAY DISTANCE AS SET FORTH IN SECTION 18.30.20 OF THE CITY OF OLATHE CODE OR OTHERWISE A TRAFFIC HAZARD. (ORD. 08-02 § 18.30.20, ORD. 08-04 § 18.30.20)

SCHLAGEL & ASSOCIATES, P.A.
Engineers/Planners/Surveyors/Landscape Architects
1400 West 107th Street, Lawrence, Kansas 66044
(913) 462-0100 • Fax: (913) 462-0400
WWW.SCHLAGELANDASSOCIATES.COM



HUNTFORD 2ND PLAT
PRELIMINARY PLAT
145TH STREET AND LAKESHORE DRIVE
OLATHE, KANSAS

REVISION	DATE	DESCRIPTION
1	08/14/2020	ISSUED FOR PERMIT
2	08/14/2020	REVISED PER CITY COMMENTS
3	08/14/2020	REVISED PER CITY COMMENTS
4	08/14/2020	REVISED PER CITY COMMENTS
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99	08/14/2020	REVISED PER CITY COMMENTS
100	08/14/2020	REVISED PER CITY COMMENTS

SHEET

L1.0
OF



SHADE TREES



32 EA.	Acer rubrum 'Sun Valley'
16 EA.	Quercus robur x bicolor (aka x ware) 'Long'
37 EA.	Ulmus x Frontier
31 EA.	Zelkova serrata 'Musashino'

Sun Valley Red Maple	2.5" Cal.	B&B
Regal Prince Oak	2.5" Cal.	B&B
Frontier Elm	2.5" Cal.	B&B
Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES



6 EA.	Amelanchier canadensis
-------	------------------------

Shadow Serviceberry	2" Cal. & 8' ht.	B&B
---------------------	------------------	-----

EVERGREEN TREES



42 EA.	Juniperus chinensis 'Keteleeri'
--------	---------------------------------

Keteleer Juniper	6' ht.	B&B
------------------	--------	-----



NATIVE SEED MIX

BROADCAST SEED AT 15 LBS PLS PER ACRE
DRILLED SEED AT 8 LBS PLS PER ACRE
Common Name Scientific Name

Common Name	Scientific Name	% of mix by seed count	Pure Seed	Germination
Bouteloua curtipendula	Bouteloua curtipendula	25%	80%	80%
Sideoats Grama	Sideoats Grama	10%	80%	70%
Canada Wild Rye	Canada Wild Rye	15%	80%	80%
Virginia Wild Rye	Virginia Wild Rye	15%	80%	80%
Western Wheatgrass	Western Wheatgrass	15%	85%	70%
Little Bluestem	Little Bluestem	20%	80%	70%



NATIVE SEED MIX

BROADCAST SEED AT 15 LBS PLS PER ACRE
DRILLED SEED AT 8 LBS PLS PER ACRE
Common Name Scientific Name

Common Name	Scientific Name	% of mix by seed count	Pure Seed	Germination
Carex vulpinoidea	Carex vulpinoidea	15%	80%	80%
For Sedge	For Sedge	15%	80%	80%
Canada Wild Rye	Canada Wild Rye	15%	80%	80%
Virginia Wild Rye	Virginia Wild Rye	15%	80%	80%
Switchgrass	Switchgrass	40%	80%	80%
Western Wheatgrass	Western Wheatgrass	15%	85%	70%

LANDSCAPE DATA

18.30.10-0 STREET TREES

STREET TREES REQUIRED	(1 TREE PER 40 FT. STREET FRONTAGE) (MINIMUM IS ONE TREE PER INTERIOR LOT AND TWO TREES PER CORNER LOT)
TOTAL NUMBER OF INTERIOR LOTS	29 LOTS
TOTAL NUMBER OF CORNER LOTS	8 LOTS
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON LOTS	40 TREES (min)
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON STREET LENGTH (2,650' x 40')	68 TREES
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON STREET LENGTH (2,650' x 40')	68 TREES

18.30.130-K-RESIDENTIAL LOT TREES	
TREES REQUIRED PER LOT (3 SHADE OR EVERGREEN TREES PER LOT, ONLY 1 STREET TREE CAN COUNT FOR REQ.)	111 TREES(30X3)
STREET TREES SHOWN ON LOTS WILL BE INSTALLED BY HOME BUILDER TREES SHOWN ON TRACTS WILL BE INSTALLED BY THE MASTER DEVELOPER	
INTERIOR LOT TREES(EXCEPT STREET TREES) ARE NOT ILLUSTRATED ON THIS PLAN	

18.30.10-0 LANDSCAPING ALONG ARTERIAL COLLECTOR STREETS (MASTER FENCE SCREENING PLAN)	
EVERGREEN TREES REQUIRED ALONG LONE ELM ROAD TREES PER 100 FT. (518'x100'x3)	42 TREES
SHADE TREES REQUIRED ALONG LONE ELM ROAD TREES PER 100 FT. (518'x100'x2)	12 TREES
ORNAMENTAL TREES REQUIRED ALONG LONE ELM ROAD TREES PER 100 FT. (518'x100')	6 TREES
EVERGREEN TREES PROVIDED ALONG LONE ELM ROAD	42 TREES
SHADE TREES PROVIDED ALONG LONE ELM ROAD	12 TREES
ORNAMENTAL TREES PROVIDED ALONG LONE ELM ROAD	6 TREES



STATEMENT OF PURPOSE FOR REZONING HUNTFORD 2ND PLAT

The proposed Huntford 2nd Plat is located at 144th Street and Lakeshore Drive in Olathe just south of the first phase of the Huntford subdivision. The subject property is currently zoned city rural (CTY-RUR) and therefore a rezoning is requested to R-1 which allows for single family subdivision (and a continuation of Huntford subdivision located just to the north).

The R-1 zoning from CTY-RUR will allow the developer to maintain a seamless transition from one phase to the second phase of the Huntford subdivision.



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

First Class Mail

December 8, 2017

**RE: Neighborhood Meeting for Proposed Development
HUNTFORD 2ND PLAT located at approximately
S. Lakeshore Drive and 144th Terrace
Olathe, Johnson County, Kansas**

Meeting Date and Time	WEDNESDAY, DECEMBER 20, 2017 AT 6:00pm
Meeting Place	INSPIRED MODEL HOME 14313 S HOUSTON, OLATHE, KS 66061

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood meeting concerning the proposed residential development on approximately 18 acres located at S. Lakeshore Drive and 144th Terrace in Olathe, Johnson County, Kansas. The neighborhood meeting will be held on Wednesday, December 20, 2017 at 6:00 p.m. The meeting will be held at the Inspired Model Home located at 14313 S Houston St, Olathe, Kansas 66061.

The purpose of the meeting is to establish good communications with area residents and present a rezoning and preliminary plat which will be exhibited at the meeting. We will discuss details for the proposed development of this site.

We welcome any questions or comments you may have regarding this new development at the neighborhood meeting. We hope to see you there.

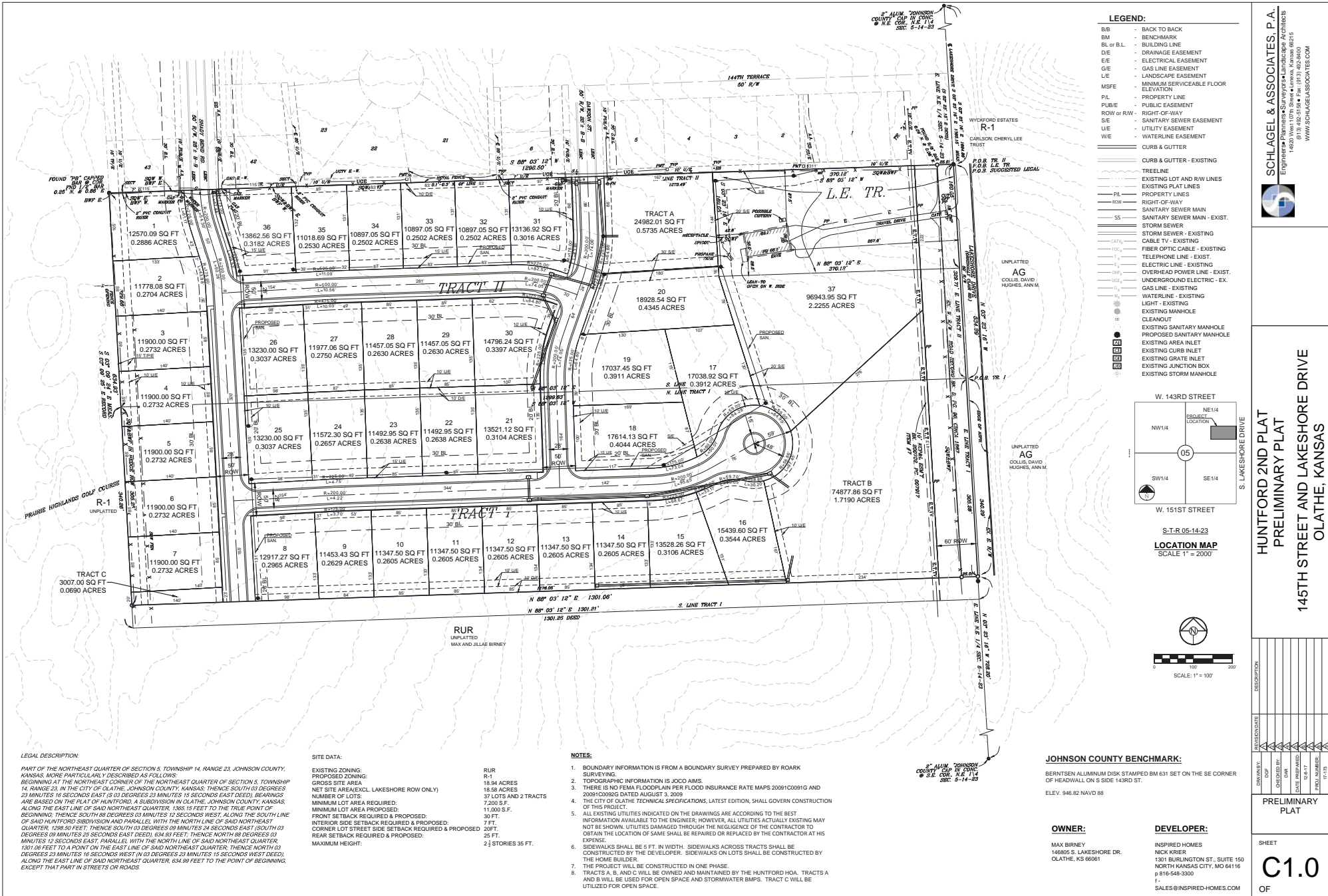
Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Daniel G. Foster, PLA
Principal / Landscape Architect

/mdr

c: City of Olathe



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, N. IN THE CITY OF OLAH, JOHNSON COUNTY, KANSAS; THENCE SOUTH 03 DEGREES 23 MINUTES 16 SECONDS EAST (S 03 DEGREES 23 MINUTES 16 SECONDS EAST DEED); BEARINGS ARE BASED ON THE PLAT OF HUNTFORD A SUBDIVISION IN OLAH, JOHNSON COUNTY, KANSAS, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1365.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 03 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID HUNTFORD SUBDIVISION AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1288.80 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 24 SECONDS EAST (SOUTH 03 DEGREES 09 MINUTES 25 SECONDS EAST DEED), 624.00 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 12 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1301.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 03 DEGREES 11 MINUTES 16 SECONDS WEST IN 03 DEGREES 13 MINUTES 15 SECONDS WEST DEED, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 634.98 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS OR ROADS.

SITE DATA:

EXISTING ZONING: R-1
PROPOSED ZONING: R-1
GROSS SITE AREA: 18.94 ACRES
NET SITE AREA (EXCL. LAKESHORE ROW ONLY): 18.98 ACRES
NUMBER OF LOTS: 37 LOTS AND 2 TRACTS
MINIMUM LOT AREA REQUIRED: 11,000 S.F.
MINIMUM LOT AREA PROPOSED: 30 FT.
FRONT SETBACK REQUIRED: A PROPOSED: 7 FT.
INTERIOR SIDE SETBACK REQUIRED: A PROPOSED: 25 FT.
CORNER LOT STREET SIDE SETBACK REQUIRED: A PROPOSED: 25 FT.
REAR SETBACK REQUIRED: A PROPOSED: 25 FT.
MAXIMUM HEIGHT: 2 1/2 STORIES 35 FT.

R-1
18.94 ACRES
18.98 ACRES
37 LOTS AND 2 TRACTS
11,000 S.F.
30 FT.
7 FT.
25 FT.
25 FT.
2 1/2 STORIES 35 FT.

NOTES:

- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY ROARK SURVEYING.
- TOPOGRAPHIC INFORMATION IS JOCO NIMS.
- THERE IS NO FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAPS 20091C0091G AND 20091C0092G DATED AUGUST 3, 2009.
- THE CITY OF OLAH TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- 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. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- SIDEWALKS SHALL BE 5 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS ON LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE HUNTFORD HOA. TRACTS A AND B WILL BE USED FOR OPEN SPACE AND STORMWATER BMPs. TRACT C WILL BE UTILIZED FOR OPEN SPACE.

JOHNSON COUNTY BENCHMARK:

BERNTSEN ALUMINUM DISK STAMPED BM 631 SET ON THE SE CORNER OF HEADWALL ON S SIDE 143RD ST.
ELEV. 946.82 NAVD 88

OWNER:

MAX BIRNEY
148805 S. LAKESHORE DR.
OLAH, KS 66061

DEVELOPER:

INSPIRED HOMES
NICK KRIER
1301 BURLINGTON ST., SUITE 150
NORTH KANSAS CITY, MO 64116
P 816-548-3300
F -
SALES@INSPIRED-HOMES.COM

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14820 West 107th Street • Lenexa, Kansas 66215
(913) 452-0198 • Fax: (913) 452-0400
WWW.SCHLAGELANDASSOCIATES.COM

**HUNTFORD 2ND PLAT
PRELIMINARY PLAT**

**145TH STREET AND LAKESHORE DRIVE
OLAH, KANSAS**

DATE	DESCRIPTION
11/12/20	PRELIMINARY PLAT

OWNER: MAX BIRNEY
148805 S. LAKESHORE DR.
OLAH, KS 66061

DEVELOPER: INSPIRED HOMES
NICK KRIER
1301 BURLINGTON ST., SUITE 150
NORTH KANSAS CITY, MO 64116
P 816-548-3300
F -
SALES@INSPIRED-HOMES.COM

C1.0

OF

MEETING NOTES

Project : HUNTFORD 2 ND PLAT		Meeting Date: 12/20/17	
Subject: NEIGHBORHOOD MEETING		Meeting Chairperson: Nick Krier	
Meeting Location: 14313 S. Houston Street		Meeting Number: 1	
PRESENT: See Attached Sign In Sheet		Inspired Homes: Nick Krier	
Prepared By: Nick Krier		Issue Date: 12/21/17	
Item	Discussion Topics		
1	Nick Krier with Inspired Homes gave a detailed overview and explanation of proposed 2 nd plat project. Items covered: lot layout, access points, retention ponds, berms along Lakeshore Drive, proposed landscaping, sewer connections, etc.		
2	Question: How big are the lots of the 2 nd plat compared to the lot size in the 1 st plat? Answer: 2 nd Plat lots are larger than the lot size in the 1 st plat with an overall density that is less than the 1 st plat.		
3	Question: What is the timing of the construction of the new phase? Answer: Construction of the phase would begin immediately following city approval and permitting. Most likely beginning in the early summer of 2018. House construction would begin upon completion of the phase towards the end of 2018.		
4	Question: What type of homes will be built in the 2 nd plat of Huntford? Answer: The planned housing product to be built in the 2 nd plat which will be the same as current homes being built in Huntford 1 st plat. Question: How do the retention areas function and where do they discharge the rainwater? Answer: Gave an overview using the large plat maps of the storm sewer inlets, pipes, retention areas, and discharge locations.		
5	Question: Would the new phase help with current rain runoff from the existing raw farm ground? Answer: Yes, the 2 nd plat has two proposed retention areas and the lot grading and storm sewers should help control the surface water from running onto the finished lot lots of 1 st plat.		
6	Questions: When are the public hearing dates for the project? Answer: Planning Commission meeting 1/22/2018 and the City Council meeting 2/20/2018		

END

NEIGHBORHOOD MEETING SIGN – IN SHEET

Project: HUNTFORD 2ND PLAT

Meeting Date: Wednesday, December 20, 2017

Facilitator: Inspired Homes

City Case No. RZ-17-020

[illegible]



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

First Class Mail

December 8, 2017

**RE: Neighborhood Meeting for Proposed Development
HUNTFORD 2ND PLAT located at approximately
S. Lakeshore Drive and 144th Terrace
Olathe, Johnson County, Kansas**

Meeting Date and Time	WEDNESDAY, DECEMBER 20, 2017 AT 6:00pm
Meeting Place	INSPIRED MODEL HOME 14313 S HOUSTON, OLATHE, KS 66061

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood meeting concerning the proposed residential development on approximately 18 acres located at S. Lakeshore Drive and 144th Terrace in Olathe, Johnson County, Kansas. The neighborhood meeting will be held on Wednesday, December 20, 2017 at 6:00 p.m. The meeting will be held at the Inspired Model Home located at 14313 S Houston St, Olathe, Kansas 66061.

The purpose of the meeting is to establish good communications with area residents and present a rezoning and preliminary plat which will be exhibited at the meeting. We will discuss details for the proposed development of this site.

We welcome any questions or comments you may have regarding this new development at the neighborhood meeting. We hope to see you there.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

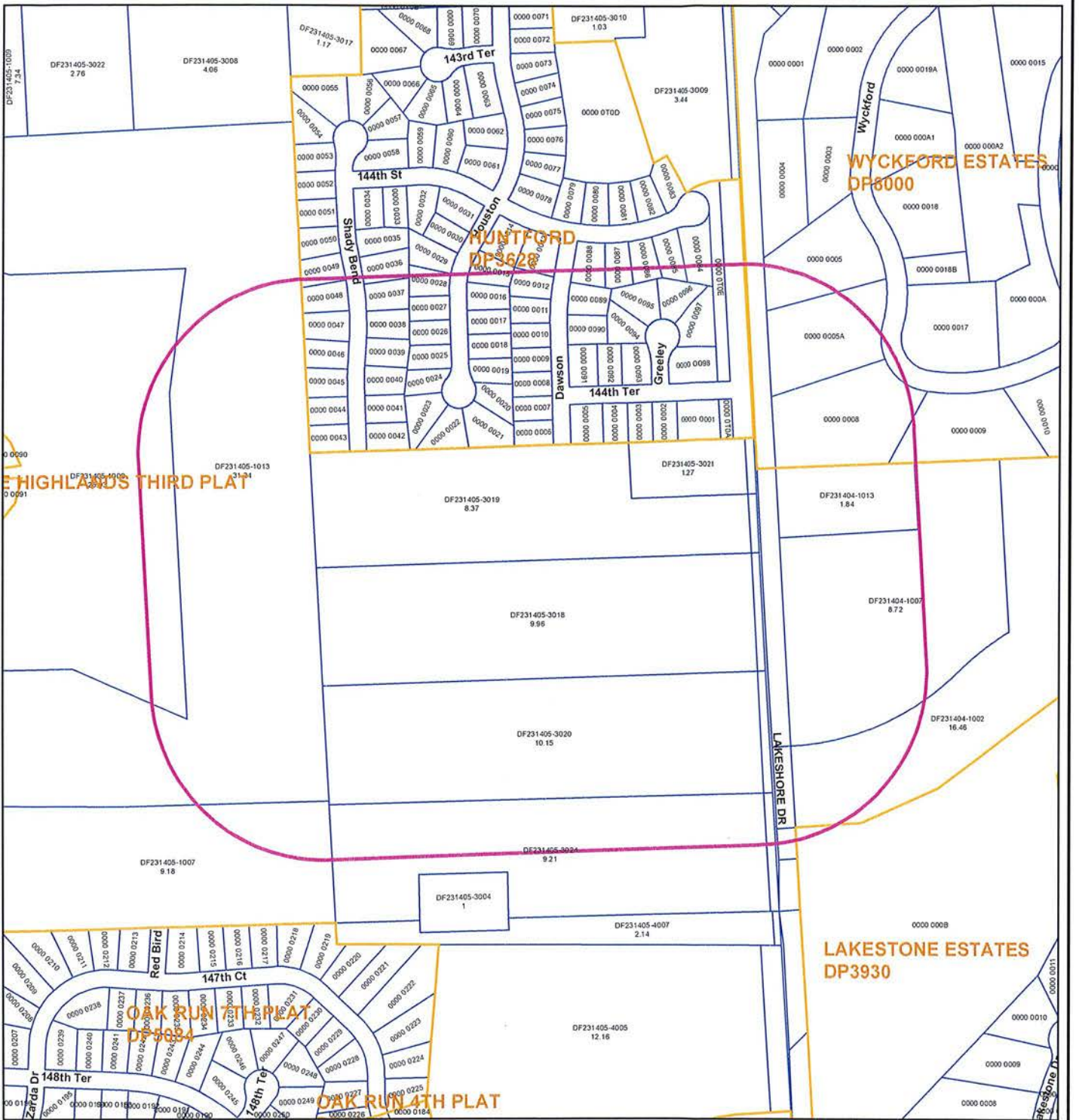
Daniel G. Foster, PLA
Principal / Landscape Architect

/mdr

c: City of Olathe

C:\Users\michele\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\BDW9Y8ET\500 ft Neighborhood Meeting Letter.doc

14920 W. 107th Street, Lenexa, KS 66215 • Tele (913) 492-5158 • Fax (913) 492-8400



- Lot Line
- Section Line
- Plat Perimeter

0 400 800
Feet
1 inch = 400 feet



Huntford 2nd

500 ft Buffer Map

MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the basemap, AIMS and ITS SUPPLIER MAKE NO REPRESENTATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HERIN. MapRequestID: 289869

12/8/2017

Requester: #maprequest

PARCELS WITHIN 500 FEET OF PARCEL DF231405-3021;DF231405-3019;DF231405-3018
Produced December 08, 2017 at 08:37:50 AM

Parcel 1 of 74:

DF231405-3024 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
BIRNEY, JILLAE
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 2 of 74:

DF231404-1002 (1310 S LAKESHORE DR)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID W.
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 3 of 74:

DF231405-3018 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 4 of 74:

DF231405-1008 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
KINBAN INC
14231 METCALF AVE
OVERLAND PARK, KS 66223

Parcel 5 of 74:

DF231405-1007 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
OAK RUN OLATHE LLC
575 MOHAWK WEST ST
LAKE QUIVIRA, KS 66217

Parcel 6 of 74:

DF231405-3019 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 7 of 74:

DF231404-1013 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 8 of 74:

DF231405-1013 (14695 S INVERNESS ST)
(OWNER[S] NAME/ADDRESS)
HEARTLAND GOLF DEVELOPMENT,
LLC,
14695 S INVERNESS ST
OLATHE, KS 66061

Parcel 9 of 74:

DF231405-3020 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
BIRNEY, JILLAE
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 10 of 74:

DF231404-1007 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 11 of 74:

DF231405-3021 (14502 S LAKESHORE DR)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 12 of 74:

DP36280000 0043 (14490 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
YODER, BRENT E
YODER, CARLA J
14490 S SHADY BEND RD
OLATHE, KS 66061

Parcel 13 of 74:

DP36280000 0044 (14484 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 14 of 74:

DP36280000 0013 (24903 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
DENT, CASEY
DENT, SARA
24903 W 144TH ST
OLATHE, KS 66061

Parcel 15 of 74:

DP36280000 0005 (24865 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 16 of 74:

DP36280000 0026 (14456 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 17 of 74:

DP36280000 0023 (14486 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 18 of 74:
DP36280000 0007 (14484 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 19 of 74:
DP36280000 0021 (14495 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
LANZRATH, RUSSELL
LANZRATH, CARA
14495 S HOUSTON ST
OLATHE, KS 66061

Parcel 20 of 74:
DP36280000 0012 (14424 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
EDWARDS, TIMOTHY R
EDWARDS, GRACE Q
14424 S DAWSON ST
OLATHE, KS 66061

Parcel 21 of 74:
DP36280000 0046 (14468 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 22 of 74:
DP36280000 0028 (14436 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 23 of 74:
DP36280000 0T0A (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 24 of 74:
DP36280000 0045 (14478 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 25 of 74:
DP36280000 0011 (14434 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 26 of 74:

DP36280000 0090 (14443 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 27 of 74:
DP36280000 0016 (14445 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
NANCE, IAN
NANCE, CHRISTINA
14445 S HOUSTON ST
OLATHE, KS 66061

Parcel 28 of 74:
DP36280000 0095 (14442 S GREELEY ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 29 of 74:
DP36280000 0015 (14425 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
KLOSTER, MARK
CHEZEK, BRENDA
14425 S HOUSTON ST
OLATHE, KS 66061

Parcel 30 of 74:
DP36280000 0001 (24735 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 31 of 74:
DP36280000 0088 (24853 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 32 of 74:
DP36280000 0037 (14453 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
NORTH KANSAS CITY, MO 64116

Parcel 33 of 74:
DP36280000 0003 (24815 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 34 of 74:
DP36280000 0006 (14490 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 35 of 74:

DP36280000 0018 (14465 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 36 of 74:

DP36280000 0017 (14455 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 37 of 74:

DP36280000 0019 (14475 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 38 of 74:

DP36280000 0038 (14457 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
NORTH KANSAS CITY, MO 64116

Parcel 39 of 74:

DP36280000 0085 (24773 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 40 of 74:

DP36280000 0020 (14485 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 41 of 74:

DP36280000 0004 (24845 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 42 of 74:

DP36280000 0036 (14447 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 43 of 74:

DP36280000 0049 (14438 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
HINMAN, WADE S
HINMAN, SUE
14438 S SHADY BEND RD

OLATHE, KS 66061

Parcel 44 of 74:

DP36280000 0002 (24775 W 144TH TER)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 45 of 74:

DP36280000 0047 (14458 S SHADY BEND RD)

(OWNER[S] NAME/ADDRESS)

HORNBAKER, ERIN

14458 S SHADY BEND RD

OLATHE, KS 66061

Parcel 46 of 74:

DP36280000 0025 (14466 S HOUSTON ST)

(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC

1301 BURLINGTON ST APT. 150

NORTH KANSAS CITY, MO 64116

Parcel 47 of 74:

DP36280000 0098 (14461 S GREELEY ST)

(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC

1301 BURLINGTON ST APT. 150

KANSAS CITY, MO 64116

Parcel 48 of 74:

DP36280000 0039 (14467 S SHADY BEND RD)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 49 of 74:

DP36280000 0096 (14441 S GREELEY ST)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 50 of 74:

DP36280000 0084 (24733 W 144TH ST)

(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC

1301 BURLINGTON ST APT. 150

NORTH KANSAS CITY, MO 64116

Parcel 51 of 74:

DP36280000 0097 (14451 S GREELEY ST)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 52 of 74:

DP36280000 0048 (14448 S SHADY BEND RD)

(OWNER[S] NAME/ADDRESS)

WILLIAM MICHAEL DENOON TRUST

14448 S SHADY BEND RD

OLATHE, KS 66061

Parcel 53 of 74:

DP39300000 000B (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 54 of 74:

DP36280000 0089 (14433 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 55 of 74:

DP36280000 0086 (24803 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
NORTH KANSAS CITY, MO 64116

Parcel 56 of 74:

DP36280000 0087 (24823 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 57 of 74:

DP36280000 0041 (14483 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 58 of 74:

DP36280000 0T0E (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211
(BILLING NAME/ADDRESS)
PERM 2, LLC
2101 SW 21ST ST
TOPEKA, KS 66604

Parcel 59 of 74:

DP36280000 0027 (14446 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 60 of 74:

DP36280000 0094 (14452 S GREELEY ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

report_clerk.txt

Parcel 61 of 74:

DP36280000 0022 (14496 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
COMTE, MARLYSE
WEITER, THEODORE
14496 S HOUSTON ST
OLATHE, KS 66061

Parcel 62 of 74:

DP36280000 0091 (24864 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 63 of 74:

DP36280000 0009 (14454 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 64 of 74:

DP36280000 0093 (24814 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 65 of 74:

DP36280000 0042 (14489 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 66 of 74:

DP36280000 0008 (14464 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 67 of 74:

DP36280000 0010 (14444 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 68 of 74:

DP36280000 0024 (14476 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 69 of 74:

DP36280000 0040 (14477 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 70 of 74:

DP36280000 0092 (24844 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 71 of 74:

DP80000000 0009 (1055 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

PEARSON, ROBERT T.
PEARSON, BARBARA A.
1055 S WYCKFORD RD
OLATHE, KS 66061

Parcel 72 of 74:

DP80000000 0005A (1075 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

KNOEPKE, JAMES E
KNOEPKE, SHEILA K
1075 S WYCKFORD RD
OLATHE, KS 66061

Parcel 73 of 74:

DP80000000 0005 (1079 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

COPE, BRAD
COPE, CASSANDRA
4609 NW HIGH DR
RIVERSIDE, MO 64150

Parcel 74 of 74:

DP80000000 0008 (1065 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

CARLSON, CHERYL LEE TRUSTEE
CARLSON, CHERYL LEE TRUST
1065 S WYCKFORD RD
OLATHE, KS 66061

PROPERTY OWNER NOTIFICATION

AFFIDAVIT

STATE OF KANSAS

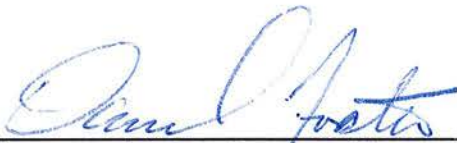
Case No. RZ- 17-020

COUNTY OF JOHNSON

I, Daniel G. Foster, PLA, Schlagel & Associates, of lawful age being first duly sworn upon oath, state:

That I am the project landscape architect for the developer (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred [200] feet in the city of Olathe; one thousand [1,000] feet in the unincorporated area) of the subject property, in compliance with the *Unified Development Ordinance*, Chapter 18.12, Section 18.12.080. These notices were mailed on the 27th day of December, 2017.

Further affiant saith naught.



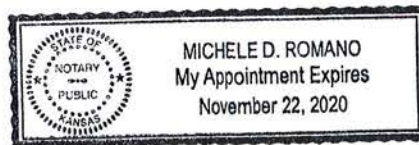
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27th day of December, 2017.



Notary Public

My Commission Expires:



11-22-2020



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

CASE NO. RZ -17-020

Certified Mail

December 27, 2017

Dear Property Owner:

This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting Room at 100 E Santa Fe, Olathe, Kansas, to consider a Rezoning request from County RUR (present zoning) to R-1 (proposed zoning) see the described tract of land on the reverse side of this letter.

General Location: 144th Terrace and Lakeshore Drive.

A public hearing will be held to consider the rezoning request on the above described tract at 7:00 p.m. on January 22, 2018. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the Planning Office at City Hall (phone 913-971-8750, City Planning Division, TTY 913-971-8600), or you may contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition with the City Clerk. If valid protest petitions are received from property owners of twenty (20) percent of the land within the notification area, exclusive of the public right-of-way, a three-quarters (3/4) vote of the City Council is required to approve this rezoning request. Copies of the protest petitions are available from City Planning Division, or from the City Clerk.

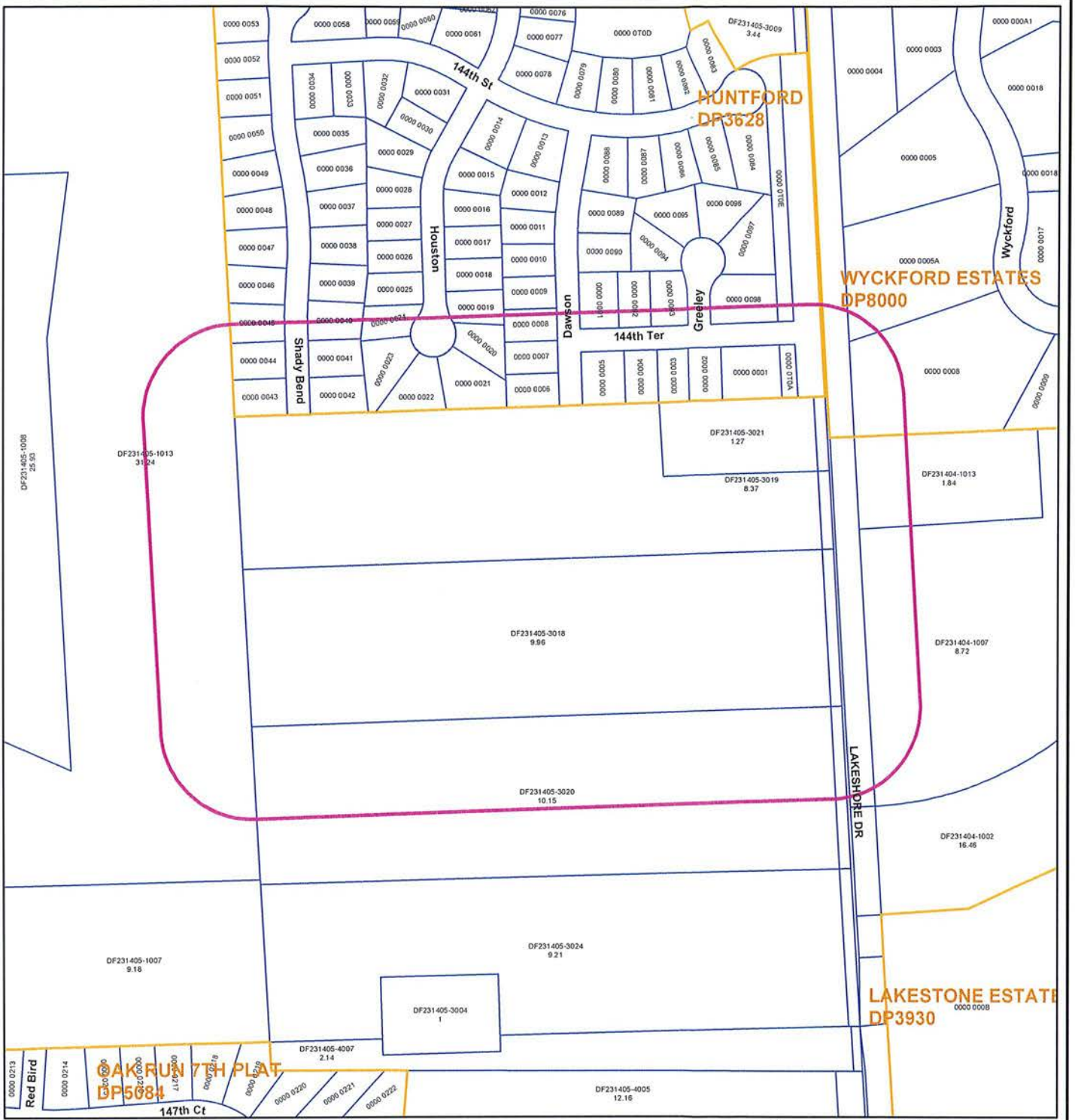
Sometimes continuances to scheduled public hearings are necessary. Please visit Planning Commissions Meetings on the city's website to confirm if a public hearing you are interested in is still on the Agenda: <http://www.olatheks.org/government/boards-commissions-committees/planning-commission/planning-commission-meetings>.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Daniel G. Foster, PLA
Principal / Landscape Architect

/mdr
Attachment



- Lot Line
- Section Line
- Plat Perimeter

0 300 600
Feet
1 inch = 300 feet



AIMS
Section Tiles

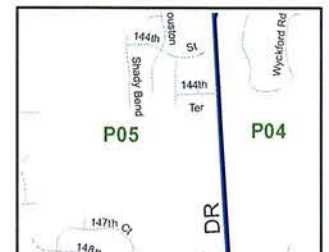
Huntford 2nd Plat

200 ft Buffer Map

MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the basemap, AIMS and ITS SUPPLIER MAKE NO REPRESENTATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HERIN. MapRequestID: 289868

12/8/2017

Requester: #maprequest



PARCELS WITHIN 200 FEET OF PARCEL DF231405-3021;DF231405-3019;DF231405-3018
Produced December 08, 2017 at 08:36:06 AM

Parcel 1 of 35:

DF231405-3018 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 2 of 35:

DF231405-3019 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 3 of 35:

DF231404-1013 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 4 of 35:

DF231405-1013 (14695 S INVERNESS ST)
(OWNER[S] NAME/ADDRESS)
HEARTLAND GOLF DEVELOPMENT,
LLC,
14695 S INVERNESS ST
OLATHE, KS 66061

Parcel 5 of 35:

DF231405-3020 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
BIRNEY, JILLAE
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 6 of 35:

DF231404-1007 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 7 of 35:

DF231405-3021 (14502 S LAKESHORE DR)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 8 of 35:

DP36280000 0043 (14490 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
YODER, BRENT E
YODER, CARLA J
14490 S SHADY BEND RD
OLATHE, KS 66061

report_clerk.txt

Parcel 9 of 35:

DP36280000 0044 (14484 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 10 of 35:

DP36280000 0005 (24865 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 11 of 35:

DP36280000 0023 (14486 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 12 of 35:

DP36280000 0007 (14484 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 13 of 35:

DP36280000 0021 (14495 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
LANZRATH, RUSSELL
LANZRATH, CARA
14495 S HOUSTON ST
OLATHE, KS 66061

Parcel 14 of 35:

DP36280000 0T0A (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 15 of 35:

DP36280000 0045 (14478 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 16 of 35:

DP36280000 0001 (24735 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 17 of 35:

DP36280000 0003 (24815 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 18 of 35:

DP36280000 0006 (14490 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 19 of 35:

DP36280000 0019 (14475 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 20 of 35:

DP36280000 0020 (14485 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 21 of 35:

DP36280000 0004 (24845 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 22 of 35:

DP36280000 0002 (24775 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 23 of 35:

DP36280000 0098 (14461 S GREELEY ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 24 of 35:

DP36280000 0041 (14483 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 25 of 35:

DP36280000 0T0E (0 NS NT)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211
(BILLING NAME/ADDRESS)

PERM 2, LLC
2101 SW 21ST ST
TOPEKA, KS 66604

Parcel 26 of 35:

DP36280000 0022 (14496 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
COMTE, MARLYSE
WEITER, THEODORE
14496 S HOUSTON ST
OLATHE, KS 66061

Parcel 27 of 35:

DP36280000 0091 (24864 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 28 of 35:

DP36280000 0093 (24814 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 29 of 35:

DP36280000 0042 (14489 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 30 of 35:

DP36280000 0008 (14464 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 31 of 35:

DP36280000 0024 (14476 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 32 of 35:

DP36280000 0040 (14477 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 33 of 35:

DP36280000 0092 (24844 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 34 of 35:

DP80000000 0005A (1075 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)
KNOEPKE, JAMES E
KNOEPKE, SHEILA K
1075 S WYCKFORD RD

OLATHE, KS 66061

Parcel 35 of 35:

DP80000000 0008 (1065 S WYCKFORD RD)

(OWNER[S] NAME/ADDRESS)

CARLSON, CHERYL LEE TRUSTEE

CARLSON, CHERYL LEE TRUST

1065 S WYCKFORD RD

OLATHE, KS 66061



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects



January 8, 2018

Zachary Moore, Planner II
City of Olathe
100 E Santa Fe
Olathe, KS 66061

**RE: HUNTFORD PHASE 2 PRELIMINARY PLAT
RZ-17-020 AND P-17-076**

Dear Mr. Moore:

This letter is in response to Staff Comments dated December 27, 2017 to which we have the following responses:

Planning Comments:

The City Planning Division has the following comments. For more information, contact Zachary Moore at zsmoore@olatheks.org or at 913-971-8646.

1. Provide written response addressing/acknowledging all staff comments.

Response: Included with the resubmittal.

2. Submit certified mail return cards or receipts for the property owner notification letter as well as the property owner notification affidavit. The certified letters, return receipt shall be sent out to property owners within 200' of the property. The letters shall be sent out at least 20 days prior to the Planning Commission meeting. Include the list of addresses to receive the certified letters.

Response: Included with the resubmittal.

3. A Neighborhood Meeting is required pursuant to *UDO, Section 18.40.030*. Include the neighborhood meeting minutes and sign-up sheet with the resubmittal. Also, please include the list of property owners to receive an invitation to the meeting and the invitation. The meeting shall be held at least 20 days prior to the Planning Commission meeting with invitations sent out at least 10 days prior to the neighborhood meeting. Verify that these requirements have been met.

Response: Included with the resubmittal.

4. Submit the public notice affidavit and the sign posting affidavit. The signs shall be placed on-site at least 20 days prior to the Planning Commission meeting.

Response: Included with the resubmittal.

5. A 25 foot wide landscape buffer is required along the western side of Lakeshore Drive, pursuant to *UDO, Section 18.30.130.H.2.a*, which states, "Landscape tracts shall have a landscape area with a minimum width of **twenty-five (25) feet along an arterial roadway.**" Identify proposed landscaping on plans.

Response: The 25' buffer has been added to the plan.

6. In the Site Data Table located on Sheet C1.0, please make the following revisions:

- a. Number of Lots should read – “37 Lots and 3 Tracts”
- b. Minimum Lot Area Proposed should read – “10,897.05 s.f.”

Response: Revised as requested.

7. Please submit a Master Fencing/Screening Plan, as required by *UDO, Section 18.30.130.H.*

Response: This was provided. Per phone call with Zachary, they found the plan.

8. Please provide documentation that; provides assurance of how any private open spaces will be maintained, identifies the organization (i.e. HOA) that will be the legal entity with permanent responsibility and authority to install, maintain, and repair the private open space, and assigns responsibility to the entity identified previously to pay all expenses, including taxes and special assessments.

Response: Note 8 on the plan initially submitted states the responsible party for the tracts.

9. Please provide a name of the plat on the preliminary plat sheets.

Response: Completed as requested per the phone call with Zachary.

10. Please provide street names on the site plan and preliminary plat for all streets within the subdivision, and remove the labels ‘Tract I’ and ‘Tract II.’

Response: Street names recently obtained from the City have been added to the plat. Tract labels have been removed as requested.

11. Please label the current use of the existing structure located on the proposed lot 37.

Please add a note stating that, “Non-residential structures taller than 35 feet shall be set back from all property lines a distance at least equal to their height.”

Response: Completed as requested.

12. Please clarify the significance of the line extending from the Lakeshore Drive right-of-way west to lot 20, with the label of “370.12’.”

Response: This is the existing boundary of the life estate tract. A label has been added to clarify the purpose of the line.

13. Please clarify the tract of land to the northeast of the subject property that has the label “L.E. TR.”

Response: This is a life estate tract. Add note has been added to clarify.

14. Is any new neighborhood identification signage proposed with this phase?

Response: No new signage is proposed.

15. Please label ‘Huntford’ adjacent to the north of the subject property.

Response: Completed as requested.

16. Label the location, width, and names of all existing public or private streets and sidewalks within or adjacent to the subject property.

Response: The existing street and row of way widths were labeled as notes on the initial plan. We have added dimension labels. Dimension for street and right of way were provided on the initial plan. We have added additional labels.

17. If proposed, please label any neighborhood amenities and construction phasing.

Response: Phasing was included as note 7 on the plan initially submitted. There are no proposed new amenities.

18. Please provide City staff with a copy of any applicable covenants or deed restrictions applicable to the property. The restrictions may appear on the face of the plat or site plan, or may be submitted separately.

Response: The CCRs are enclosed.

19. Please provide an estimated average home value, or estimated price range for homes in this community.

Response: The estimated price range for the homes will be \$350,000 - \$400,000.

Public Works Comments:

The Engineering Division has the following comments regarding general engineering questions. For more information, contact Chet Belcher at cdbelcher@olatheks.org or at 913-971-9065.

1. Label Plat names for adjacent properties.

Response: The Huntford plat name was added. The plat names for all the other adjacent properties were on the plan initially submitted.

2. Additional details will be required with the final plat for the landscape island on the cul-de-sac.

Response: Acknowledged.

3. Label street names.

Response: Street names recently obtained from the City have been added to the plat.

4. The sanitary sewer along the northernmost east-west street does not need to extend to Lot 36. Please stop the sewer at Lot 35.

Response: Revised as requested.

5. Remove existing driveway onto Lakeshore Drive, and provide access to Lot 37 from the cul-de-sac.

Response: Per the phone discussion between the developer and staff, the driveway will be removed when the life estate no longer exists. The life estate parcel will become part of lot 37 and the owner of lot 37 will be responsible for removing the driveway.

6. All grading within the right-of-way shall drain toward the public road.

Response: A note has been added to the grading plan.

7. Extend storm sewer near lots 30 and 13 westerly to limit the length of overland flow to 300 feet.

Response: Completed as requested.

8. All public improvements must be completed and accepted by the City prior to review of building permits.

Response: A note has been added to the plat.

The Engineering Division has the following comments regarding stormwater. For more information, contact Mike Sylvester at msylvester@olatheks.org or at 913-971-9072.

1. Drainage easements for underground storm pipe shall be 15 feet wide minimum. Add a note on the Plat as per Title 17, Section 17.16.080.C.

Response: Thanks for your review. The easements have been revised to be 15 feet and the note added to the plat.

Traffic Comments:

The Traffic Engineering Division has the following comments. For more information, contact Linda Voss at lvoss@olatheks.org or at 913-971-9009.

1. No comments at this time.

Response: Thanks for your review.

Utilities Comments:

The Utilities Division has the following comments. For more information, contact Joel Koger at jkoger@olatheks.org or at 913-971-9066.

1. PW/U no issues.

Response: Thanks for your review.

Fire Comments:

The Fire Department has the following comments for the rezoning application. For more information, contact Ben Laxton at balaxton@olatheks.org or at 913-971-9849.

1. Fire hydrants required within 400 feet of all residential units (travel distance). Dead- end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply is provided; otherwise the water supply for hydrants is required to be looped to existing mains. (IFC Section 102.5, 507.5.1)

Response: A note has been added to the plan.

The Codes Department has the following comments. For more information, contact Mark Wassom at mwassom@olatheks.org or at 913-971-9848.

1. No comments at this time.

Response: Thanks for your review.

If you have any additional questions or comments, please do not hesitate to contact me.
Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink that reads "Daniel G. Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel G. Foster, PLA
Principal / Landscape Architect
Direct 913-322-7142
df@schlagelassociates.com

DGF/mdr
Enclosures

c: Nick Krier, Inspired Homes



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 22, 2018

Application:	P-17-076, Huntford, 2nd Plat		
Location:	West of Lakeshore Drive and south of W. 144 th Terrace		
Owner:	Nick Krier; Inspired Homes		
Applicant:	Dan Foster; Schlagel & Associates, P.A.		
Staff Contact:	Zachary Moore, Planner II		

Site Area:	<u>18.94± acres</u>	Proposed Use:	<u>Single Family Residential</u>
Lots:	<u>37</u>	Density:	<u>1.95 units/acre</u>
Tracts:	<u>3</u>	Proposed Zoning:	<u>R-1</u>

1. Comments:

The following application is a preliminary plat for Huntford, 2nd Plat containing 37 single family lots and 3 common tracts. A related Rezoning application (RZ-17-020) is under consideration on this (January 22, 2018) Planning Commission Agenda. The estimated price range of these homes is \$350,000 to \$400,000.

2. Plat Review:

- a. **Lots/Tracts** – The plat includes a total of 37 single-family lots and 3 common tracts. The layout of the streets, lots and common tracts is consistent with the previous phase of the Huntford subdivision.

The proposed lots exceed the minimum lot area of 7,200 square feet as required for R-1 Districts and vary in size from approximately 11,000 square feet to approximately 97,000 square feet, with the majority of lots ranging between 11,000 and 13,000 square feet.
- b. **Streets/ Right-of-Way** – The development has two access points from existing public roadways; one connecting to the south end of Shady Bend Road and another connecting to the south end of S. Dawson Street. 145th Place, internal to the site, will terminate in a cul-de-sac to the southeast of the site. All streets meet *Unified Development Ordinance (UDO)* requirements for public right-of-way. All streets included in this plat are dedicated to public use.
- c. **Landscaping/Tree Preservation** – The applicant is providing a 25 foot landscape tract along the west side of Lakeshore Drive, as is required by the *UDO* for landscaping along arterial roadways. Street trees are required along the local streets per *UDO*

requirements. A Master Landscape and street tree plan will be submitted to staff prior to recording of the plat.

- d. **Pedestrian Connectivity** – The applicant is providing a 5-foot sidewalk along one side of all local streets, as required by the *UDO*.
- e. **Stormwater/Detention** – This site is providing for stormwater detention and stormwater quality as per Title 17 of the Olathe Municipal Code. A final stormwater management report will need to be provided and approved prior to issuance of permitting for construction.
- f. **Public Utilities** – The subject property is served the City of Olathe Water and Sewer services. Utility Easements (U/E), Drainage Easements (D/E), and Sewer Easements (S/E) are shown on this preliminary plat, and will be dedicated with the final plat.



Site view – looking west from S. Lakeshore Drive

3. Neighborhood Meeting/Public Notice:

The applicant held a neighborhood meeting on December 20, 2017 (see attached minutes). Nine (9) citizens attended the meeting. Main topics of discussion were size of lots, timing of construction, home design, stormwater retention, and public hearing dates. A copy of the meeting minutes is provided in this packet.

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per *UDO* requirements.

4. Excise Taxes:

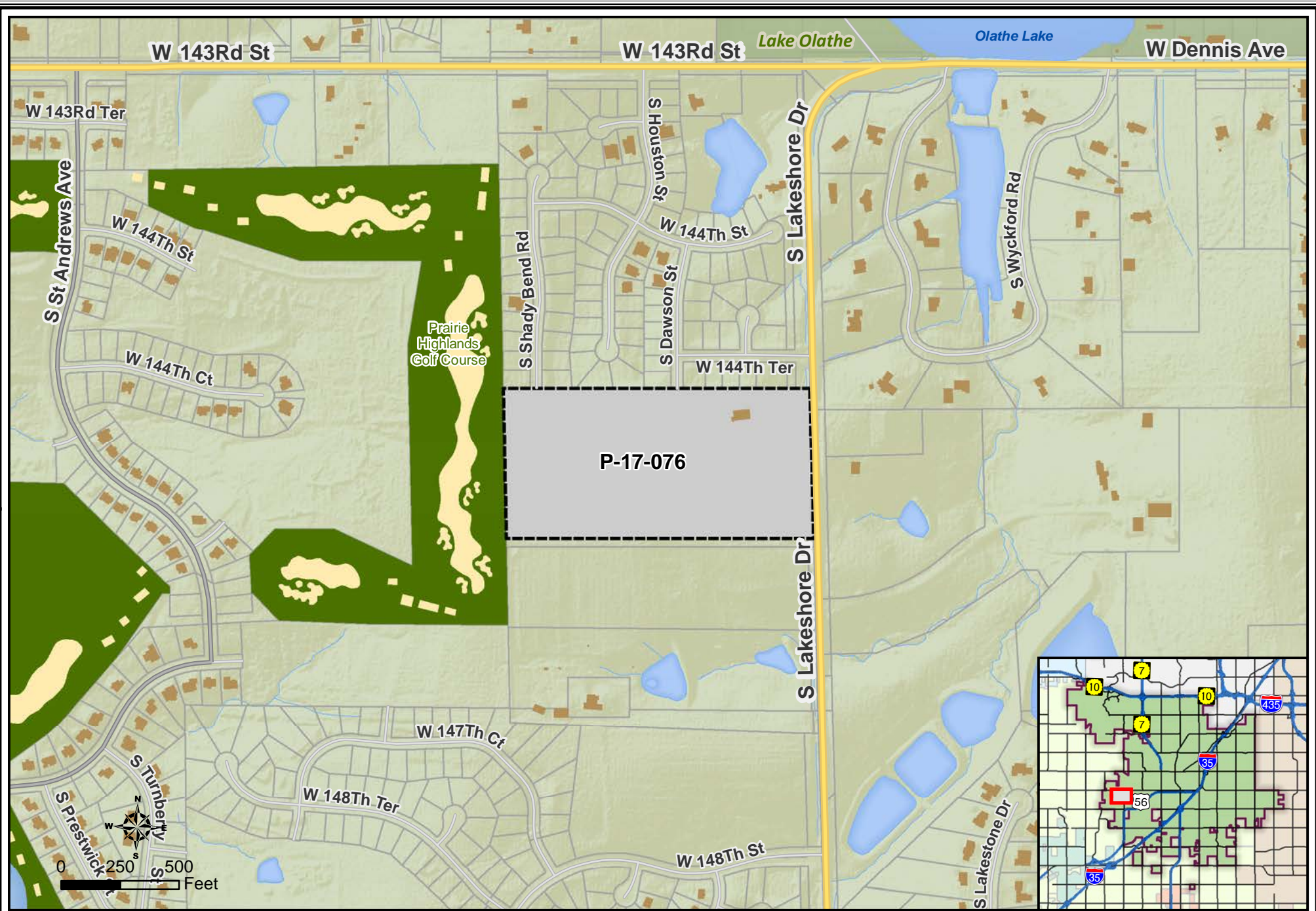
The final plat will be subject to a street excise tax of \$0.215 per square foot of land area. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the total Plat area, the estimated excise tax for streets is **\$174,009.13.**

The final plat will be subject to a traffic signal excise tax of \$0.0037 per square foot of land for single family residential zoning. The required excise fee shall be submitted to the City Planning Division prior to recording the final plat. Based on the total Plat area, the estimated excise tax for traffic signals is **\$2,994.58.**

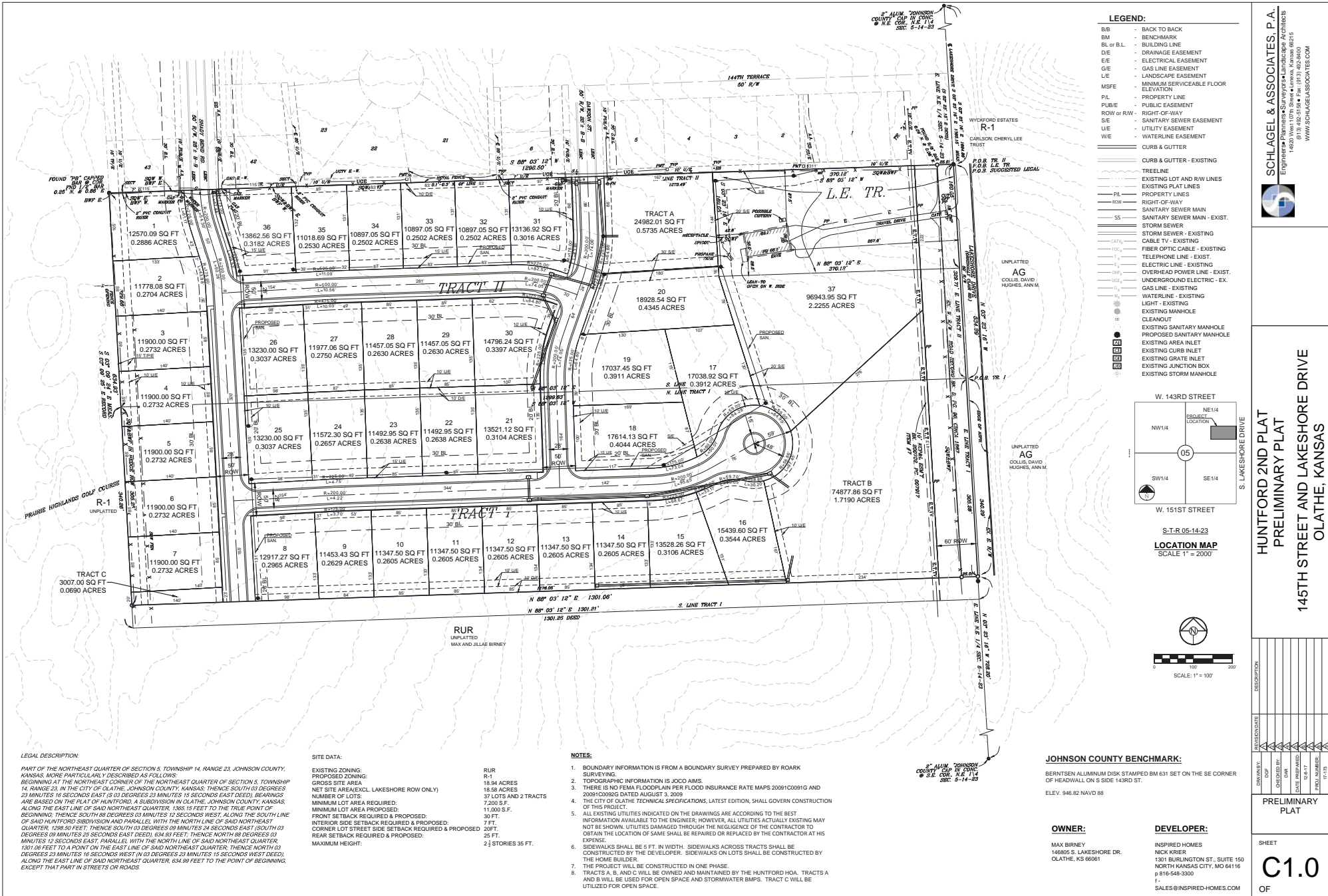
5. Staff Recommendation:

Staff recommends approval of P-17-076 with the following stipulations:

1. A final plat shall be approved and recorded prior to development issuance of building permits.
2. All public improvements shall be accepted by the City prior to review of building permits.
3. The direct access to Lakeshore Drive for Lot 37 shall be removed prior to issuance of a Certificate of Occupancy for Lot 37.
4. The final plat shall include language for dedication of the landscape tract within the cul-de-sac at the terminus of 145th Place.
5. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.



HUNTFORD, 2ND PLAT
P-17-076



LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, N. IN THE CITY OF OLAH, JOHNSON COUNTY, KANSAS; THENCE SOUTH 03 DEGREES 23 MINUTES 16 SECONDS EAST (S 03 DEGREES 23 MINUTES 16 SECONDS EAST DEED); BEARINGS ARE BASED ON THE PLAT OF HUNTFORD A SUBDIVISION IN OLAH, JOHNSON COUNTY, KANSAS, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1365.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 03 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID HUNTFORD SUBDIVISION AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1288.80 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 24 SECONDS EAST (SOUTH 03 DEGREES 09 MINUTES 25 SECONDS EAST DEED), 624.00 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 12 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1301.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 03 DEGREES 11 MINUTES 16 SECONDS WEST IN 03 DEGREES 13 MINUTES 15 SECONDS WEST DEED, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 634.98 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS OR ROADS.

SITE DATA:

EXISTING ZONING: R-1
PROPOSED ZONING: R-1
GROSS SITE AREA: 18.94 ACRES
NET SITE AREA (EXCL. LAKESHORE ROW ONLY): 18.98 ACRES
NUMBER OF LOTS: 37 LOTS AND 2 TRACTS
MINIMUM LOT AREA REQUIRED: 11,000 S.F.
MINIMUM LOT AREA PROPOSED: 30 FT.
FRONT SETBACK REQUIRED: A PROPOSED: 7 FT.
INTERIOR SIDE SETBACK REQUIRED: A PROPOSED: 25 FT.
CORNER LOT STREET SIDE SETBACK REQUIRED: A PROPOSED: 25 FT.
REAR SETBACK REQUIRED: A PROPOSED: 25 FT.
MAXIMUM HEIGHT: 2 1/2 STORIES 35 FT.

R-1
18.94 ACRES
18.98 ACRES
37 LOTS AND 2 TRACTS
11,000 S.F.
30 FT.
7 FT.
25 FT.
25 FT.
2 1/2 STORIES 35 FT.

NOTES:

- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY ROARK SURVEYING.
- TOPOGRAPHIC INFORMATION IS JOCO NIMS.
- THERE IS NO FEMA FLOODPLAIN PER FLOOD INSURANCE RATE MAPS 20091C0091G AND 20091C0092G DATED AUGUST 3, 2009.
- THE CITY OF OLAH TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- 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. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- SIDEWALKS SHALL BE 5 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS ON LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE HUNTFORD HOA. TRACTS A AND B WILL BE USED FOR OPEN SPACE AND STORMWATER BMPs. TRACT C WILL BE UTILIZED FOR OPEN SPACE.

JOHNSON COUNTY BENCHMARK:

BERNTSEN ALUMINUM DISK STAMPED BM 631 SET ON THE SE CORNER OF HEADWALL ON S SIDE 143RD ST.
ELEV. 946.82 NAVD 88

OWNER:

MAX BIRNEY
148805 S. LAKESHORE DR.
OLAH, KS 66061

DEVELOPER:

INSPIRED HOMES
NICK KRIER
1301 BURLINGTON ST., SUITE 150
NORTH KANSAS CITY, MO 64116
P 816-548-3300
F -
SALES@INSPIRED-HOMES.COM

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14820 West 107th Street • Lenexa, Kansas 66215
(913) 452-0198 • Fax: (913) 452-0400
WWW.SCHLAGELANDASSOCIATES.COM

**HUNTFORD 2ND PLAT
PRELIMINARY PLAT**

**145TH STREET AND LAKESHORE DRIVE
OLAH, KANSAS**

DATE	DESCRIPTION
11/12/20	PRELIMINARY PLAT

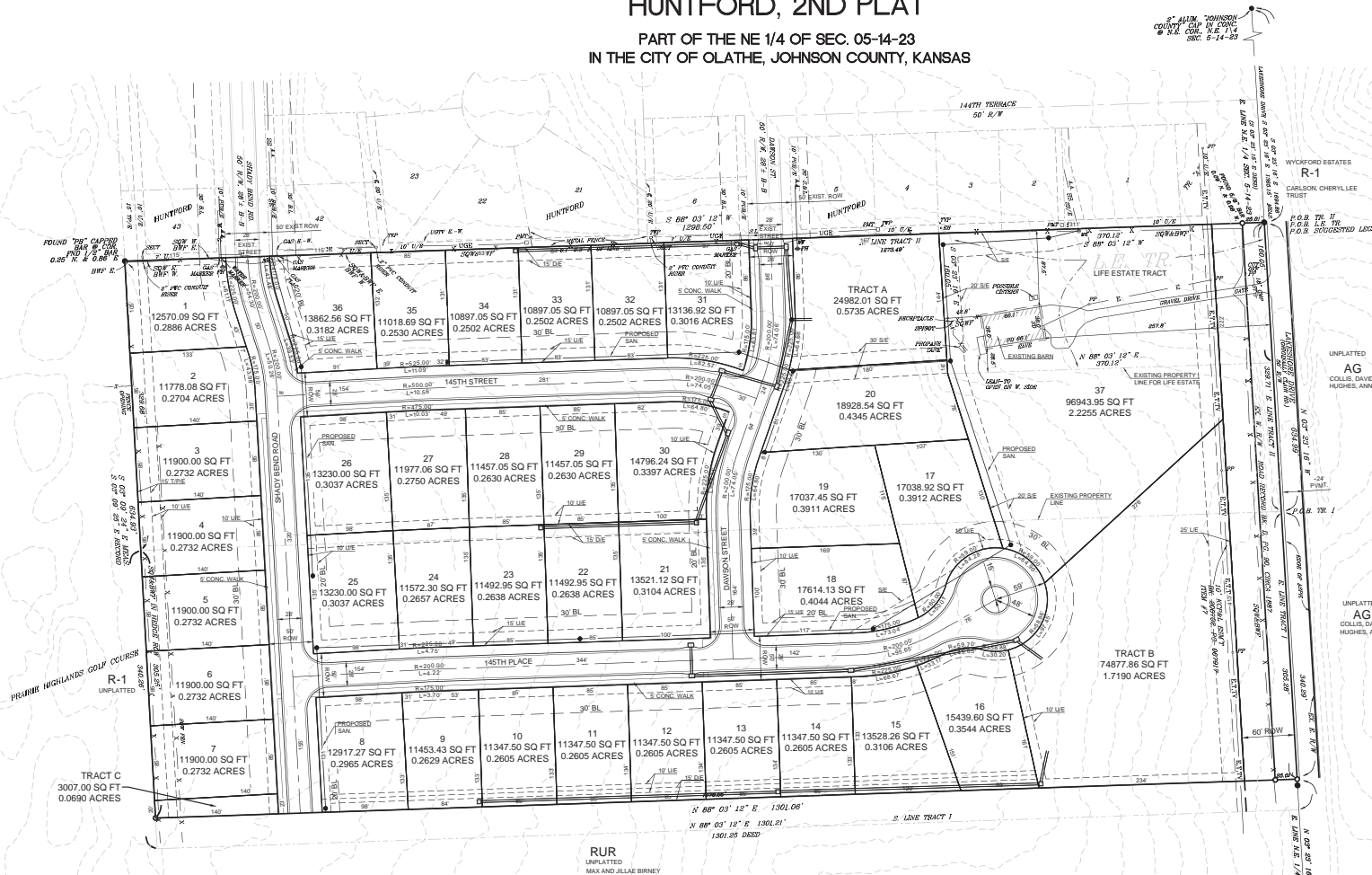
OWNER: MAX BIRNEY
148805 S. LAKESHORE DR.
OLAH, KS 66061

DEVELOPER: INSPIRED HOMES
NICK KRIER
1301 BURLINGTON ST., SUITE 150
NORTH KANSAS CITY, MO 64116
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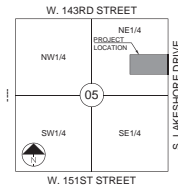
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OF

PRELIMINARY PLAT OF
HUNTFORD, 2ND PLAT
PART OF THE NE 1/4 OF SEC. 05-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



- LEGEND:**
- B/B - BACK TO BACK
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - G/E - GAS LINE EASEMENT
 - L/E - LANDSCAPE EASEMENT
 - MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
 - P/L - PROPERTY LINE
 - PUB/E - PUBLIC EASEMENT
 - ROW or R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER
 - CURB & GUTTER - EXISTING
 - TREELINE
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - PROPERTY LINES
 - RIGHT-OF-WAY
 - SANITARY SEWER MAIN - EXIST.
 - STORM SEWER
 - STORM SEWER - EXISTING
 - CABLE TV - EXISTING
 - FIBER OPTIC CABLE - EXISTING
 - TELEPHONE LINE - EXIST.
 - ELECTRIC LINE - EXISTING
 - OVERHEAD POWER LINE - EXIST.
 - UNDERGROUND ELECTRIC - EX.
 - GAS LINE - EXISTING
 - WATERLINE - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING AREA INLET
 - EXISTING CURB INLET
 - EXISTING GRATE INLET
 - EXISTING JUNCTION BOX
 - EXISTING STORM MANHOLE



S-T R 05-14-23
LOCATION MAP
SCALE 1" = 2000'



LEGAL DESCRIPTION:
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14, RANGE 23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE SOUTH 03 DEGREES 16 MINUTES 16 SECONDS EAST (S 03 DEGREES 16 MINUTES 16 SECONDS EAST DEED); BEARINGS ARE BASED ON THE PLAT OF HUNTFORD, A SUBDIVISION IN OLATHE, JOHNSON COUNTY, KANSAS, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1365.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 03 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID HUNTFORD SUBDIVISION AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1288.80 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 24 SECONDS EAST (SOUTH 03 DEGREES 09 MINUTES 24 SECONDS EAST DEED), 634.99 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 12 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1301.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 03 DEGREES 23 MINUTES 16 SECONDS WEST, 634.99 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS OR ROADS.

SITE DATA:
EXISTING ZONING: R-UR
PROPOSED ZONING: R-1
GROSS SITE AREA: 18.94 ACRES
NET SITE AREA (EXCL. LAKESHORE ROW ONLY): 18.98 ACRES
NUMBER OF LOTS: 37 LOTS AND 3 TRACTS
7,200 S.F.
MINIMUM LOT AREA REQUIRED: 10,897.05 S.F.
MINIMUM LOT AREA PROPOSED: 30 FT.
FRONT SETBACK REQUIRED & PROPOSED: 7 FT.
INTERIOR SIDE SETBACK REQUIRED & PROPOSED: 25 FT.
CORNER LOT STREET SIDE SETBACK REQUIRED & PROPOSED: 25 FT.
REAR SETBACK REQUIRED & PROPOSED: 25 FT.
MAXIMUM HEIGHT: 2.5 STORIES 35 FT.

- NOTES:**
- BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY ROARK SURVEYING.
 - TOPOGRAPHIC INFORMATION IS ACCORDING TO THE CITY OF OLATHE TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
 - 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. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
 - SIDEWALKS SHALL BE 5 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS ON LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER.
 - THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
 - TRACTS A, B, AND C WILL BE OWNED AND MAINTAINED BY THE HUNTFORD HOA. TRACTS A AND B WILL BE USED FOR OPEN SPACE AND STORMWATER BARRIERS. TRACT C WILL BE UTILIZED FOR OPEN SPACE.
 - ALL PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO REVIEW OF BUILDING PERMITS FOR HOMES.
 - PER TITLE 17, SECTION 17.16.08.0 DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH.
 - FIRE HYDRANTS REQUIRED WITHIN 400 FEET OF ALL RESIDENTIAL UNITS (TRAVEL DISTANCE). DEAD END WATER MAINS WITH FIRE HYDRANTS ARE NOT PERMITTED UNLESS WATER SUPPLY CALCULATIONS CAN BE PROVIDED THAT DEMONSTRATE AN ADEQUATE WATER SUPPLY IS PROVIDED; OTHERWISE THE WATER SUPPLY FOR HYDRANTS IS REQUIRED TO BE LOOPED TO EXISTING MAINS. (IFC SECTION 102.5, 507.5.1)

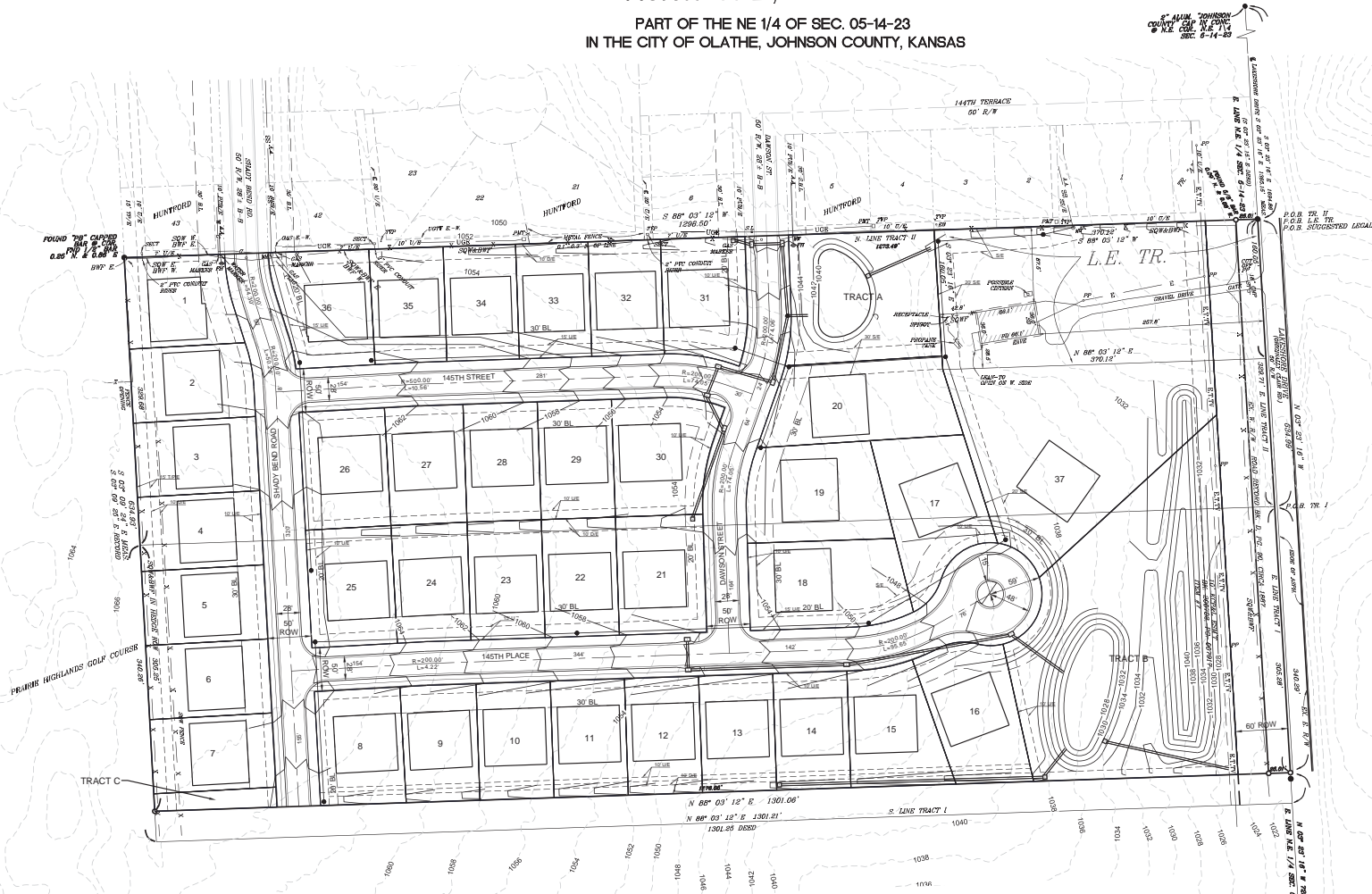
JOHNSON COUNTY BENCHMARK:
BERNTSEN ALUMINUM DISK STAMPED BM 631 SET ON THE SE CORNER OF HEADWALL ON S SIDE 143RD ST.
ELEV. 946.82 NAVD 88

OWNER: MAX BIRNEY
148605 S. LAKESHORE DR.
OLATHE, KS 66061

DEVELOPER: INSPIRED HOMES
NICK KRIER
1301 BURLINGTON ST., SUITE 150
OLATHE, KS 66061
P: 913-548-3300
F: 913-548-3300
SALES@INSPIRED-HOMES.COM

REVISION	DATE	DESCRIPTION
1	05/14/23	ISSUED FOR PERMIT
2	05/14/23	ISSUED FOR PERMIT
3	05/14/23	ISSUED FOR PERMIT
4	05/14/23	ISSUED FOR PERMIT
5	05/14/23	ISSUED FOR PERMIT
6	05/14/23	ISSUED FOR PERMIT
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37	05/14/23	ISSUED FOR PERMIT

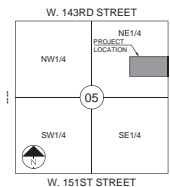
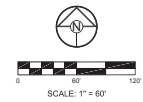
PRELIMINARY PLAT GRADING PLAN FOR
HUNTFORD, 2ND PLAT
PART OF THE NE 1/4 OF SEC. 05-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS



- LEGEND:**
- B/B - BACK TO BACK
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - G/E - GAS LINE EASEMENT
 - L/E - LANDSCAPE EASEMENT
 - MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
 - P/L - PROPERTY LINE
 - PUB/E - PUBLIC EASEMENT
 - ROW or R/W - RIGHT-OF-WAY
 - SE - SANITARY SEWER EASEMENT
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT
 - CURB & GUTTER - EXISTING
 - TREELINE
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - PROPERTY LINES
 - ROW - RIGHT-OF-WAY
 - SANITARY SEWER MAIN - EXIST.
 - SANITARY SEWER MAIN - EXIST.
 - STORM SEWER
 - STORM SEWER - EXISTING
 - CABLE TV - EXISTING
 - FIBER OPTIC CABLE - EXISTING
 - TELEPHONE LINE - EXIST.
 - ELECTRIC LINE - EXISTING
 - OVERHEAD POWER LINE - EXIST.
 - UNDERGROUND ELECTRIC - EX.
 - GAS LINE - EXISTING
 - WATERLINE - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING AREA INLET
 - EXISTING CURB INLET
 - EXISTING GRATE INLET
 - EXISTING JUNCTION BOX
 - EXISTING STORM MANHOLE

GENERAL GRADING/EARTHWORK NOTES:

- The City of Olathe Technical Specifications for Public Improvement Projects, latest edition, and all applicable City of Olathe codes and ordinances shall govern construction of this project.
- All existing utilities indicated on the drawings are according to the best information available to the city engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced by the contractor at his expense.
- The existing site topography depicted on the plans by contouring has been established per JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded, per city requirements.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.
- All grading within the right of way shall drain toward the public street.



S.T.R. 05-14-23
LOCATION MAP
SCALE 1" = 2000'

REVISION	DATE	DESCRIPTION
1	05/14/23	ISSUED FOR PERMIT
2	05/14/23	ISSUED FOR PERMIT
3	05/14/23	ISSUED FOR PERMIT
4	05/14/23	ISSUED FOR PERMIT
5	05/14/23	ISSUED FOR PERMIT
6	05/14/23	ISSUED FOR PERMIT
7	05/14/23	ISSUED FOR PERMIT
8	05/14/23	ISSUED FOR PERMIT
9	05/14/23	ISSUED FOR PERMIT
10	05/14/23	ISSUED FOR PERMIT

GRADING PLAN

SHEET

C2.0
OF

PRELIMINARY PLAT LANDSCAPE PLAN FOR
HUNTFORD, 2ND PLAT
PART OF THE NE 1/4 OF SEC. 05-14-23
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

GENERAL NOTES

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SHRUBS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS AND ANSI A87.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE OLATHE ORDINANCE. ALL TREES SHALL BE CALIPURED AND UNDERSIDED TREES SHALL BE REJECTED.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD BULCH.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLAN. TRACTS A, B & C WILL BE SOODED. ALL AREAS WITHIN THE RIGHT OF WAY SHALL BE SOODED.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF OLATHE, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF OLATHE STANDARDS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- TRACTS A, B & C WILL NOT BE IRRIGATED.
- NO TREE, SHRUB, OR WOODY VEGETATION SHALL BE PLANTED WITHIN A DISTANCE OF 15 FEET FROM ANY FREE FLOWING.
- NO TREES SHALL BE PLANTED WITHIN 15 FEET OF A STREET LIGHT.
- NO TREES SHALL BE PLANTED IN THE RIGHT OF WAY WITHIN 100 FEET IN BOTH DIRECTIONS OF A STREET INTERSECTION. NO LANDSCAPING TREE, SHRUB, FENCE, WALL, OR SIMILAR ITEM SHALL BE PLACED IN TRAFFIC ZONES OF INTERSECTIONS OR CORNERS AT STREET CORNERS, OR IN THE INTERSECTION OF PUBLIC RIGHT-OF-WAY WHICH THE CITY ENGINEER DETERMINES IS AN OBSTRUCTION TO VISION, OR EXTENDS INTO A RIGHT-OF-WAY DISTANCE AS SET FORTH IN SECTION 18.30.20 OF THE CITY OF OLATHE CODE OR OTHERWISE A TRAFFIC HAZARD. (ORD. 08-02 § 18.30.20, ORD. 08-04 § 18.30.20)

SCHLAGEL & ASSOCIATES, P.A.
Engineers/Planners/Surveyors/Landscape Architects
1400 West 107th Street, Lawrence, Kansas 66044
(913) 462-0100 • Fax: (913) 462-0400
WWW.SCHLAGELANDASSOCIATES.COM



HUNTFORD 2ND PLAT
PRELIMINARY PLAT
145TH STREET AND LAKESHORE DRIVE
OLATHE, KANSAS

REVISION	DATE	DESCRIPTION
1	08/14/2020	ISSUED FOR PERMIT
2	08/14/2020	REVISIONS
3	08/14/2020	REVISIONS
4	08/14/2020	REVISIONS
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7	08/14/2020	REVISIONS
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87	08/14/2020	REVISIONS
88	08/14/2020	REVISIONS
89	08/14/2020	REVISIONS
90	08/14/2020	REVISIONS
91	08/14/2020	REVISIONS
92	08/14/2020	REVISIONS
93	08/14/2020	REVISIONS
94	08/14/2020	REVISIONS
95	08/14/2020	REVISIONS
96	08/14/2020	REVISIONS
97	08/14/2020	REVISIONS
98	08/14/2020	REVISIONS
99	08/14/2020	REVISIONS
100	08/14/2020	REVISIONS

LANDSCAPE PLAN

SHEET

L1.0

OF



SHADE TREES

+	ARV	32 EA.	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	2.5" Cal.	B&B
+	QRR	16 EA.	Quercus robur x bicolor (aka x ware) 'Long'	Regal Prince Oak	2.5" Cal.	B&B
+	UXF	37 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
+	ZSM	31 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

+	AC	6 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8" ht.	B&B
---	----	-------	------------------------	-----------------------	------------------	-----

EVERGREEN TREES

+	JCK	42 EA.	Juniperus chinensis 'Keteleeri'	Keteleer Juniper	6' ht.	B&B
---	-----	--------	---------------------------------	------------------	--------	-----



NATIVE SEED MIX

BROADCAST SEED AT 15 LBS PLS PER ACRE
DRILLED SEED AT 8 LBS PLS PER ACRE

Common Name	Scientific Name	% of mix by seed count	Pure Seed	Germination
Bouteloua curtipendula	Sideoats Grama	25%	80%	80%
Bouteloua gracilis	Blue Grama	10%	80%	70%
Elymus canadensis	Canada Wild Rye	15%	80%	80%
Elymus virginicus	Virginia Wild Rye	15%	80%	80%
Paspalum virgatum	Western Wheatgrass	15%	85%	70%
Schizachyrium scoparium	Little Bluestem	20%	80%	70%



NATIVE SEED MIX

BROADCAST SEED AT 15 LBS PLS PER ACRE
DRILLED SEED AT 8 LBS PLS PER ACRE

Common Name	Scientific Name	% of mix by seed count	Pure Seed	Germination
Carex vulpinoidea	For Sedge	15%	80%	80%
Elymus canadensis	Canada Wild Rye	15%	80%	80%
Elymus virginicus	Virginia Wild Rye	15%	80%	80%
Paspalum virgatum	Switchgrass	40%	80%	80%
Paspalum smithii	Western Wheatgrass	15%	85%	70%

LANDSCAPE DATA

18.30.10-0 STREET TREES

STREET TREES REQUIRED	(1 TREE PER 40 FT. STREET FRONTAGE) (MINIMUM IS ONE TREE PER INTERIOR LOT AND TWO TREES PER CORNER LOT)
TOTAL NUMBER OF INTERIOR LOTS	29 LOTS
TOTAL NUMBER OF CORNER LOTS	8 LOTS
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON LOTS	40 TREES (min)
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON STREET LENGTH (2,650.00')	66 TREES
TOTAL MINIMUM NUMBER OF STREET TREES BASED ON LOT AREA (1,111,330.00')	111 TREES (300%)

STREET TREES ON LOTS TO BE INSTALLED BY MASTER DEVELOPER. STREET TREES ON LOTS TO BE INSTALLED BY HOME BUILDER.

TREES REQUIRED PER LOT (3 SHADE OR EVERGREEN TREES PER LOT ONLY 1 STREET TREE CAN COUNT FOR REQ.) 111 TREES (300%)

DEVELOPER

INTERIOR LOT TREES (EXCEPT STREET TREES) ARE NOT ILLUSTRATED ON THIS PLAN

18.30.10-0 LANDSCAPING ALONG ARTERIAL COLLECTOR STREETS (MASTER FENCE SCREENING PLAN)

EVERGREEN TREES REQUIRED ALONG LONE ELM ROAD (TREES PER 100 FT. (1518'000'))	40 TREES
SHADE TREES REQUIRED ALONG LONE ELM ROAD (TREES PER 100 FT. (1518'000'))	12 TREES
ORNAMENTAL TREES REQUIRED ALONG LONE ELM ROAD (TREES PER 100 FT. (1518'000'))	6 TREES
EVERGREEN TREES PROVIDED ALONG LONE ELM ROAD	40 TREES
SHADE TREES PROVIDED ALONG LONE ELM ROAD	12 TREES
ORNAMENTAL TREES PROVIDED ALONG LONE ELM ROAD	6 TREES



STATEMENT OF PURPOSE FOR REZONING HUNTFORD 2ND PLAT

The proposed Huntford 2nd Plat is located at 144th Street and Lakeshore Drive in Olathe just south of the first phase of the Huntford subdivision. The subject property is currently zoned city rural (CTY-RUR) and therefore a rezoning is requested to R-1 which allows for single family subdivision (and a continuation of Huntford subdivision located just to the north).

The R-1 zoning from CTY-RUR will allow the developer to maintain a seamless transition from one phase to the second phase of the Huntford subdivision.



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

First Class Mail

December 8, 2017

**RE: Neighborhood Meeting for Proposed Development
HUNTFORD 2ND PLAT located at approximately
S. Lakeshore Drive and 144th Terrace
Olathe, Johnson County, Kansas**

Meeting Date and Time	WEDNESDAY, DECEMBER 20, 2017 AT 6:00pm
Meeting Place	INSPIRED MODEL HOME 14313 S HOUSTON, OLATHE, KS 66061

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood meeting concerning the proposed residential development on approximately 18 acres located at S. Lakeshore Drive and 144th Terrace in Olathe, Johnson County, Kansas. The neighborhood meeting will be held on Wednesday, December 20, 2017 at 6:00 p.m. The meeting will be held at the Inspired Model Home located at 14313 S Houston St, Olathe, Kansas 66061.

The purpose of the meeting is to establish good communications with area residents and present a rezoning and preliminary plat which will be exhibited at the meeting. We will discuss details for the proposed development of this site.

We welcome any questions or comments you may have regarding this new development at the neighborhood meeting. We hope to see you there.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Daniel G. Foster, PLA
Principal / Landscape Architect

/mdr

c: City of Olathe

MEETING NOTES

Project : HUNTFORD 2 ND PLAT		Meeting Date: 12/20/17	
Subject: NEIGHBORHOOD MEETING		Meeting Chairperson: Nick Krier	
Meeting Location: 14313 S. Houston Street		Meeting Number: 1	
PRESENT: See Attached Sign In Sheet		Inspired Homes: Nick Krier	
Prepared By: Nick Krier		Issue Date: 12/21/17	
Item	Discussion Topics		
1	Nick Krier with Inspired Homes gave a detailed overview and explanation of proposed 2 nd plat project. Items covered: lot layout, access points, retention ponds, berms along Lakeshore Drive, proposed landscaping, sewer connections, etc.		
2	Question: How big are the lots of the 2 nd plat compared to the lot size in the 1 st plat? Answer: 2 nd Plat lots are larger than the lot size in the 1 st plat with an overall density that is less than the 1 st plat.		
3	Question: What is the timing of the construction of the new phase? Answer: Construction of the phase would begin immediately following city approval and permitting. Most likely beginning in the early summer of 2018. House construction would begin upon completion of the phase towards the end of 2018.		
4	Question: What type of homes will be built in the 2 nd plat of Huntford? Answer: The planned housing product to be built in the 2 nd plat which will be the same as current homes being built in Huntford 1 st plat. Question: How do the retention areas function and where do they discharge the rainwater? Answer: Gave an overview using the large plat maps of the storm sewer inlets, pipes, retention areas, and discharge locations.		
5	Question: Would the new phase help with current rain runoff from the existing raw farm ground? Answer: Yes, the 2 nd plat has two proposed retention areas and the lot grading and storm sewers should help control the surface water from running onto the finished lot lots of 1 st plat.		
6	Questions: When are the public hearing dates for the project? Answer: Planning Commission meeting 1/22/2018 and the City Council meeting 2/20/2018		

END

NEIGHBORHOOD MEETING SIGN – IN SHEET

Project: HUNTFORD 2ND PLAT

Meeting Date: Wednesday, December 20, 2017

Facilitator: Inspired Homes

City Case No. RZ-17-020

[illegible]



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

First Class Mail

December 8, 2017

**RE: Neighborhood Meeting for Proposed Development
HUNTFORD 2ND PLAT located at approximately
S. Lakeshore Drive and 144th Terrace
Olathe, Johnson County, Kansas**

Meeting Date and Time	WEDNESDAY, DECEMBER 20, 2017 AT 6:00pm
Meeting Place	INSPIRED MODEL HOME 14313 S HOUSTON, OLATHE, KS 66061

Dear Neighbor:

The purpose of this letter is to invite you to attend a neighborhood meeting concerning the proposed residential development on approximately 18 acres located at S. Lakeshore Drive and 144th Terrace in Olathe, Johnson County, Kansas. The neighborhood meeting will be held on Wednesday, December 20, 2017 at 6:00 p.m. The meeting will be held at the Inspired Model Home located at 14313 S Houston St, Olathe, Kansas 66061.

The purpose of the meeting is to establish good communications with area residents and present a rezoning and preliminary plat which will be exhibited at the meeting. We will discuss details for the proposed development of this site.

We welcome any questions or comments you may have regarding this new development at the neighborhood meeting. We hope to see you there.

Sincerely,

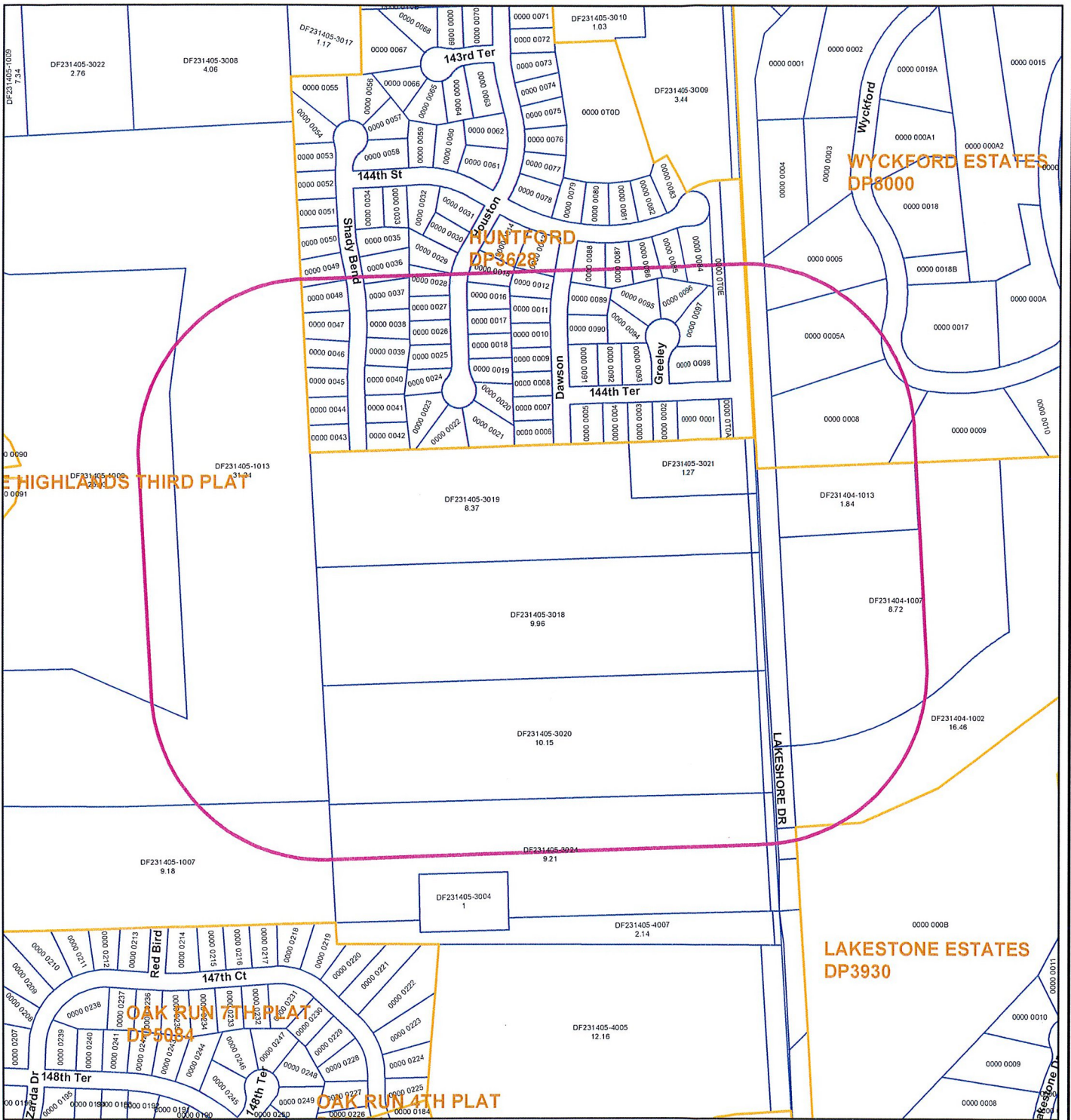
SCHLAGEL & ASSOCIATES, P.A.

Daniel G. Foster, PLA
Principal / Landscape Architect

/mdr

c: City of Olathe

C:\Users\michele\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\BDW9Y8ET\500 ft Neighborhood Meeting Letter.doc



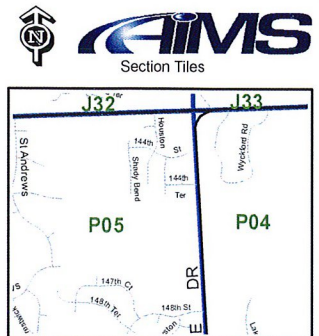
Huntford 2nd

500 ft Buffer Map

MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the basemap. AIMS AND ITS SUPPLIER MAKE NO REPRESENTATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HERIN. MapRequestID: 289869

12/8/2017

Requester: #maprequest



PARCELS WITHIN 500 FEET OF PARCEL DF231405-3021;DF231405-3019;DF231405-3018
Produced December 08, 2017 at 08:37:50 AM

Parcel 1 of 74:
DF231405-3024 (0 NS NT)
 (OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
BIRNEY, JILLAE
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 2 of 74:
DF231404-1002 (1310 S LAKESHORE DR)
 (OWNER[S] NAME/ADDRESS)
COLLIS, DAVID W.
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 3 of 74:
DF231405-3018 (0 NS NT)
 (OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 4 of 74:
DF231405-1008 (0 NS NT)
 (OWNER[S] NAME/ADDRESS)
KINBAN INC
14231 METCALF AVE
OVERLAND PARK, KS 66223

Parcel 5 of 74:
DF231405-1007 (0 NS NT)
 (OWNER[S] NAME/ADDRESS)
OAK RUN OLATHE LLC
575 MOHAWK WEST ST
LAKE QUIVIRA, KS 66217

Parcel 6 of 74:
DF231405-3019 (0 NS NT)
 (OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 7 of 74:
DF231404-1013 (0 NS NT)
 (OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 8 of 74:
DF231405-1013 (14695 S INVERNESS ST)
 (OWNER[S] NAME/ADDRESS)
HEARTLAND GOLF DEVELOPMENT,
LLC,
14695 S INVERNESS ST
OLATHE, KS 66061

Parcel 9 of 74:

DF231405-3020 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
BIRNEY, JILLAE
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 10 of 74:

DF231404-1007 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 11 of 74:

DF231405-3021 (14502 S LAKESHORE DR)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 12 of 74:

DP36280000 0043 (14490 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
YODER, BRENT E
YODER, CARLA J
14490 S SHADY BEND RD
OLATHE, KS 66061

Parcel 13 of 74:

DP36280000 0044 (14484 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 14 of 74:

DP36280000 0013 (24903 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
DENT, CASEY
DENT, SARA
24903 W 144TH ST
OLATHE, KS 66061

Parcel 15 of 74:

DP36280000 0005 (24865 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 16 of 74:

DP36280000 0026 (14456 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 17 of 74:

DP36280000 0023 (14486 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

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INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 18 of 74:
DP36280000 0007 (14484 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 19 of 74:
DP36280000 0021 (14495 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
LANZRATH, RUSSELL
LANZRATH, CARA
14495 S HOUSTON ST
OLATHE, KS 66061

Parcel 20 of 74:
DP36280000 0012 (14424 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
EDWARDS, TIMOTHY R
EDWARDS, GRACE Q
14424 S DAWSON ST
OLATHE, KS 66061

Parcel 21 of 74:
DP36280000 0046 (14468 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 22 of 74:
DP36280000 0028 (14436 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 23 of 74:
DP36280000 0T0A (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 24 of 74:
DP36280000 0045 (14478 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 25 of 74:
DP36280000 0011 (14434 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 26 of 74:

DP36280000 0090 (14443 S DAWSON ST)
 (OWNER[S] NAME/ADDRESS)
 PERM 2, LLC
 4200 W 115TH ST # 100
 LEAWOOD, KS 66211

Parcel 27 of 74:
 DP36280000 0016 (14445 S HOUSTON ST)
 (OWNER[S] NAME/ADDRESS)
 NANCE, IAN
 NANCE, CHRISTINA
 14445 S HOUSTON ST
 OLATHE, KS 66061

Parcel 28 of 74:
 DP36280000 0095 (14442 S GREELEY ST)
 (OWNER[S] NAME/ADDRESS)
 PERM 2, LLC
 4200 W 115TH ST # 100
 LEAWOOD, KS 66211

Parcel 29 of 74:
 DP36280000 0015 (14425 S HOUSTON ST)
 (OWNER[S] NAME/ADDRESS)
 KLOSTER, MARK
 CHEZEK, BRENDA
 14425 S HOUSTON ST
 OLATHE, KS 66061

Parcel 30 of 74:
 DP36280000 0001 (24735 W 144TH TER)
 (OWNER[S] NAME/ADDRESS)
 PERM 2, LLC
 4200 W 115TH ST # 100
 LEAWOOD, KS 66211

Parcel 31 of 74:
 DP36280000 0088 (24853 W 144TH ST)
 (OWNER[S] NAME/ADDRESS)
 PERM 2, LLC
 4200 W 115TH ST # 100
 LEAWOOD, KS 66211

Parcel 32 of 74:
 DP36280000 0037 (14453 S SHADY BEND RD)
 (OWNER[S] NAME/ADDRESS)
 INSPIRED HOMES LLC
 1301 BURLINGTON ST APT. 150
 NORTH KANSAS CITY, MO 64116

Parcel 33 of 74:
 DP36280000 0003 (24815 W 144TH TER)
 (OWNER[S] NAME/ADDRESS)
 PERM 2, LLC
 4200 W 115TH ST # 100
 LEAWOOD, KS 66211

Parcel 34 of 74:
 DP36280000 0006 (14490 S DAWSON ST)
 (OWNER[S] NAME/ADDRESS)
 PERM 2, LLC
 4200 W 115TH ST # 100
 LEAWOOD, KS 66211

report_clerk.txt

Parcel 35 of 74:

DP36280000 0018 (14465 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 36 of 74:

DP36280000 0017 (14455 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 37 of 74:

DP36280000 0019 (14475 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 38 of 74:

DP36280000 0038 (14457 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
NORTH KANSAS CITY, MO 64116

Parcel 39 of 74:

DP36280000 0085 (24773 W 144TH ST)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 40 of 74:

DP36280000 0020 (14485 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 41 of 74:

DP36280000 0004 (24845 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 42 of 74:

DP36280000 0036 (14447 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 43 of 74:

DP36280000 0049 (14438 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)

HINMAN, WADE S
HINMAN, SUE
14438 S SHADY BEND RD

OLATHE, KS 66061

Parcel 44 of 74:

DP36280000 0002 (24775 W 144TH TER)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 45 of 74:

DP36280000 0047 (14458 S SHADY BEND RD)

(OWNER[S] NAME/ADDRESS)

HORNBAKER, ERIN

14458 S SHADY BEND RD

OLATHE, KS 66061

Parcel 46 of 74:

DP36280000 0025 (14466 S HOUSTON ST)

(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC

1301 BURLINGTON ST APT. 150

NORTH KANSAS CITY, MO 64116

Parcel 47 of 74:

DP36280000 0098 (14461 S GREELEY ST)

(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC

1301 BURLINGTON ST APT. 150

KANSAS CITY, MO 64116

Parcel 48 of 74:

DP36280000 0039 (14467 S SHADY BEND RD)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 49 of 74:

DP36280000 0096 (14441 S GREELEY ST)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 50 of 74:

DP36280000 0084 (24733 W 144TH ST)

(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC

1301 BURLINGTON ST APT. 150

NORTH KANSAS CITY, MO 64116

Parcel 51 of 74:

DP36280000 0097 (14451 S GREELEY ST)

(OWNER[S] NAME/ADDRESS)

PERM 2, LLC

4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 52 of 74:

DP36280000 0048 (14448 S SHADY BEND RD)

(OWNER[S] NAME/ADDRESS)

WILLIAM MICHAEL DENOON TRUST

14448 S SHADY BEND RD

OLATHE, KS 66061

Parcel 53 of 74:

DP39300000 000B (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 54 of 74:

DP36280000 0089 (14433 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 55 of 74:

DP36280000 0086 (24803 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
NORTH KANSAS CITY, MO 64116

Parcel 56 of 74:

DP36280000 0087 (24823 W 144TH ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 57 of 74:

DP36280000 0041 (14483 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 58 of 74:

DP36280000 0T0E (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211
(BILLING NAME/ADDRESS)
PERM 2, LLC
2101 SW 21ST ST
TOPEKA, KS 66604

Parcel 59 of 74:

DP36280000 0027 (14446 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 60 of 74:

DP36280000 0094 (14452 S GREELEY ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

report_clerk.txt

Parcel 61 of 74:

DP36280000 0022 (14496 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
COMTE, MARLYSE
WEITER, THEODORE
14496 S HOUSTON ST
OLATHE, KS 66061

Parcel 62 of 74:

DP36280000 0091 (24864 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 63 of 74:

DP36280000 0009 (14454 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 64 of 74:

DP36280000 0093 (24814 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 65 of 74:

DP36280000 0042 (14489 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 66 of 74:

DP36280000 0008 (14464 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 67 of 74:

DP36280000 0010 (14444 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 68 of 74:

DP36280000 0024 (14476 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 69 of 74:

DP36280000 0040 (14477 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 70 of 74:

DP36280000 0092 (24844 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 71 of 74:

DP80000000 0009 (1055 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

PEARSON, ROBERT T.
PEARSON, BARBARA A.
1055 S WYCKFORD RD
OLATHE, KS 66061

Parcel 72 of 74:

DP80000000 0005A (1075 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

KNOEPKE, JAMES E
KNOEPKE, SHEILA K
1075 S WYCKFORD RD
OLATHE, KS 66061

Parcel 73 of 74:

DP80000000 0005 (1079 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

COPE, BRAD
COPE, CASSANDRA
4609 NW HIGH DR
RIVERSIDE, MO 64150

Parcel 74 of 74:

DP80000000 0008 (1065 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)

CARLSON, CHERYL LEE TRUSTEE
CARLSON, CHERYL LEE TRUST
1065 S WYCKFORD RD
OLATHE, KS 66061

PROPERTY OWNER NOTIFICATION

AFFIDAVIT

STATE OF KANSAS

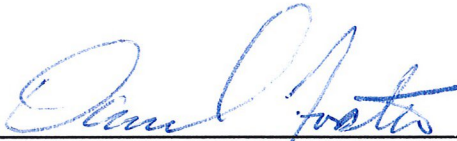
Case No. RZ- 17-020

COUNTY OF JOHNSON

I, Daniel G. Foster, PLA, Schlagel & Associates, of lawful age being first duly sworn upon oath, state:


That I am the project landscape architect for the developer (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred [200] feet in the city of Olathe; one thousand [1,000] feet in the unincorporated area) of the subject property, in compliance with the *Unified Development Ordinance*, Chapter 18.12, Section 18.12.080. These notices were mailed on the 27th day of December, 2017.

Further affiant saith naught.



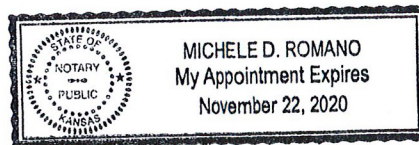
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 27th day of December, 2017.



Notary Public

My Commission Expires:



11-22-2020



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

CASE NO. RZ -17-020

Certified Mail

December 27, 2017

Dear Property Owner:

This is to notify you that a public hearing will be held at the Olathe City Hall Council Meeting Room at 100 E Santa Fe, Olathe, Kansas, to consider a Rezoning request from County RUR (present zoning) to R-1 (proposed zoning) see the described tract of land on the reverse side of this letter.

General Location: 144th Terrace and Lakeshore Drive.

A public hearing will be held to consider the rezoning request on the above described tract at 7:00 p.m. on January 22, 2018. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the Planning Office at City Hall (phone 913-971-8750, City Planning Division, TTY 913-971-8600), or you may contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition with the City Clerk. If valid protest petitions are received from property owners of twenty (20) percent of the land within the notification area, exclusive of the public right-of-way, a three-quarters (3/4) vote of the City Council is required to approve this rezoning request. Copies of the protest petitions are available from City Planning Division, or from the City Clerk.

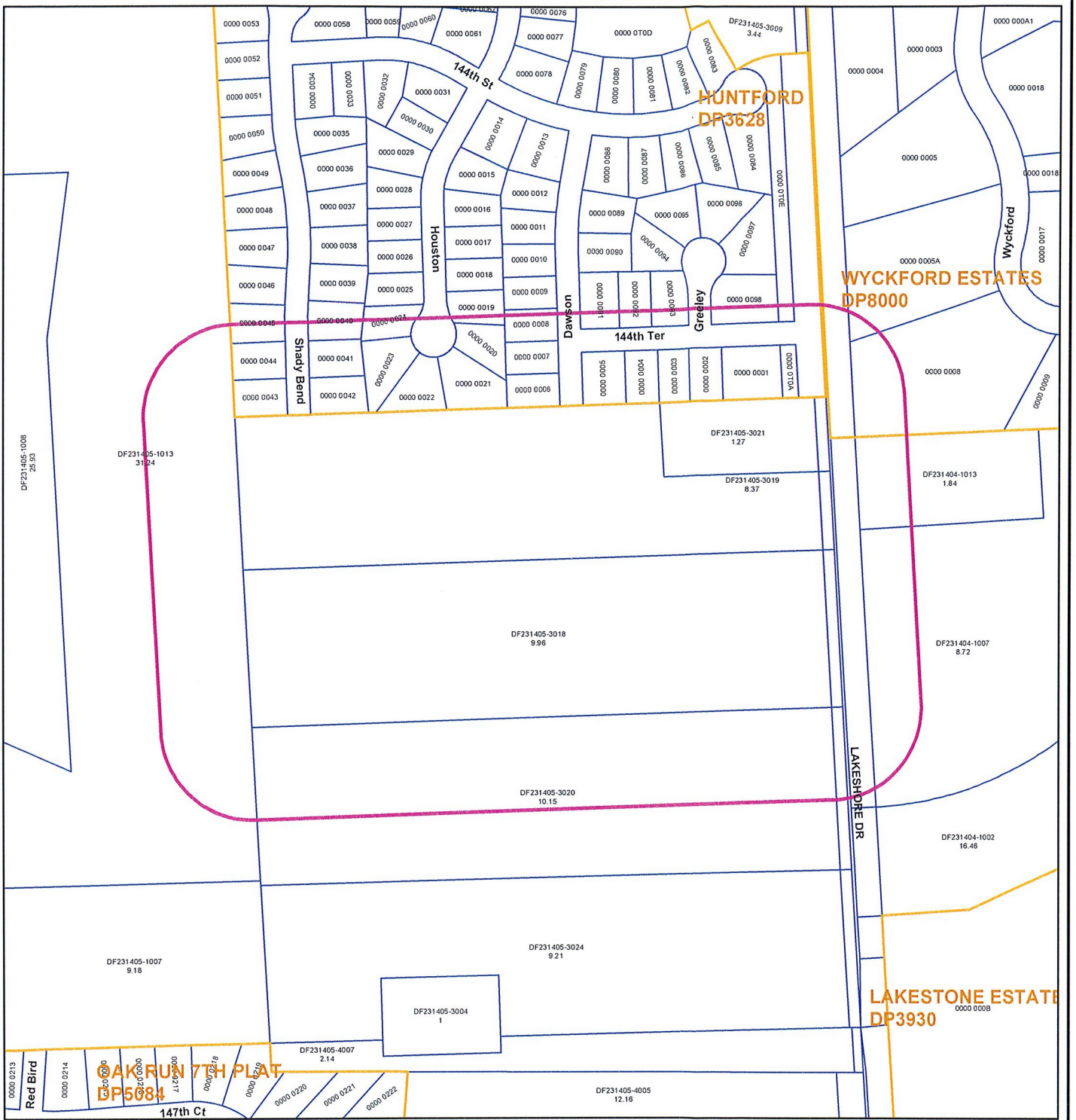
Sometimes continuances to scheduled public hearings are necessary. Please visit Planning Commissions Meetings on the city's website to confirm if a public hearing you are interested in is still on the Agenda: <http://www.olatheks.org/government/boards-commissions-committees/planning-commission/planning-commission-meetings>.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Daniel G. Foster, PLA
Principal / Landscape Architect

/mdr
Attachment



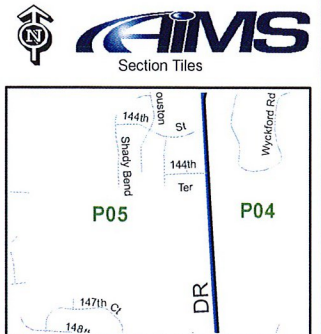
Huntford 2nd Plat

200 ft Buffer Map

MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the basemap, AIMS and ITS SUPPLIER MAKE NO REPRESENTATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HERIN. MapRequestID: 289868

12/8/2017

Requester: #maprequest



PARCELS WITHIN 200 FEET OF PARCEL DF231405-3021;DF231405-3019;DF231405-3018
Produced December 08, 2017 at 08:36:06 AM

Parcel 1 of 35:
DF231405-3018 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 2 of 35:
DF231405-3019 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 3 of 35:
DF231404-1013 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 4 of 35:
DF231405-1013 (14695 S INVERNESS ST)
(OWNER[S] NAME/ADDRESS)
HEARTLAND GOLF DEVELOPMENT,
LLC,
14695 S INVERNESS ST
OLATHE, KS 66061

Parcel 5 of 35:
DF231405-3020 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
BIRNEY, JILLAE
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 6 of 35:
DF231404-1007 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
COLLIS, DAVID
HUGHES, ANN M.
1310 S LAKESHORE DR
OLATHE, KS 66061

Parcel 7 of 35:
DF231405-3021 (14502 S LAKESHORE DR)
(OWNER[S] NAME/ADDRESS)
BIRNEY, MAX
14680 S LAKESHORE DR
OLATHE, KS 66061

Parcel 8 of 35:
DP36280000 0043 (14490 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
YODER, BRENT E
YODER, CARLA J
14490 S SHADY BEND RD
OLATHE, KS 66061

report_clerk.txt

Parcel 9 of 35:

DP36280000 0044 (14484 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 10 of 35:

DP36280000 0005 (24865 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 11 of 35:

DP36280000 0023 (14486 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 12 of 35:

DP36280000 0007 (14484 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 13 of 35:

DP36280000 0021 (14495 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
LANZRATH, RUSSELL
LANZRATH, CARA
14495 S HOUSTON ST
OLATHE, KS 66061

Parcel 14 of 35:

DP36280000 0T0A (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 15 of 35:

DP36280000 0045 (14478 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 16 of 35:

DP36280000 0001 (24735 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 17 of 35:

DP36280000 0003 (24815 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100

LEAWOOD, KS 66211

Parcel 18 of 35:

DP36280000 0006 (14490 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 19 of 35:

DP36280000 0019 (14475 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 20 of 35:

DP36280000 0020 (14485 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 21 of 35:

DP36280000 0004 (24845 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 22 of 35:

DP36280000 0002 (24775 W 144TH TER)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 23 of 35:

DP36280000 0098 (14461 S GREELEY ST)
(OWNER[S] NAME/ADDRESS)

INSPIRED HOMES LLC
1301 BURLINGTON ST APT. 150
KANSAS CITY, MO 64116

Parcel 24 of 35:

DP36280000 0041 (14483 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 25 of 35:

DP36280000 0T0E (0 NS NT)
(OWNER[S] NAME/ADDRESS)

PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211
(BILLING NAME/ADDRESS)

PERM 2, LLC
2101 SW 21ST ST
TOPEKA, KS 66604

Parcel 26 of 35:

DP36280000 0022 (14496 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
COMTE, MARLYSE
WEITER, THEODORE
14496 S HOUSTON ST
OLATHE, KS 66061

Parcel 27 of 35:

DP36280000 0091 (24864 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 28 of 35:

DP36280000 0093 (24814 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 29 of 35:

DP36280000 0042 (14489 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 30 of 35:

DP36280000 0008 (14464 S DAWSON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 31 of 35:

DP36280000 0024 (14476 S HOUSTON ST)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 32 of 35:

DP36280000 0040 (14477 S SHADY BEND RD)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 33 of 35:

DP36280000 0092 (24844 W 144TH TER)
(OWNER[S] NAME/ADDRESS)
PERM 2, LLC
4200 W 115TH ST # 100
LEAWOOD, KS 66211

Parcel 34 of 35:

DP80000000 0005A (1075 S WYCKFORD RD)
(OWNER[S] NAME/ADDRESS)
KNOEPKE, JAMES E
KNOEPKE, SHEILA K
1075 S WYCKFORD RD

OLATHE, KS 66061

Parcel 35 of 35:

DP80000000 0008 (1065 S WYCKFORD RD)

(OWNER[S] NAME/ADDRESS)

CARLSON, CHERYL LEE TRUSTEE

CARLSON, CHERYL LEE TRUST

1065 S WYCKFORD RD

OLATHE, KS 66061



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects



January 8, 2018

Zachary Moore, Planner II
City of Olathe
100 E Santa Fe
Olathe, KS 66061

**RE: HUNTFORD PHASE 2 PRELIMINARY PLAT
RZ-17-020 AND P-17-076**

Dear Mr. Moore:

This letter is in response to Staff Comments dated December 27, 2017 to which we have the following responses:

Planning Comments:

The City Planning Division has the following comments. For more information, contact Zachary Moore at zsmoore@olatheks.org or at 913-971-8646.

1. Provide written response addressing/acknowledging all staff comments.

Response: Included with the resubmittal.

2. Submit certified mail return cards or receipts for the property owner notification letter as well as the property owner notification affidavit. The certified letters, return receipt shall be sent out to property owners within 200' of the property. The letters shall be sent out at least 20 days prior to the Planning Commission meeting. Include the list of addresses to receive the certified letters.

Response: Included with the resubmittal.

3. A Neighborhood Meeting is required pursuant to *UDO, Section 18.40.030*. Include the neighborhood meeting minutes and sign-up sheet with the resubmittal. Also, please include the list of property owners to receive an invitation to the meeting and the invitation. The meeting shall be held at least 20 days prior to the Planning Commission meeting with invitations sent out at least 10 days prior to the neighborhood meeting. Verify that these requirements have been met.

Response: Included with the resubmittal.

4. Submit the public notice affidavit and the sign posting affidavit. The signs shall be placed on-site at least 20 days prior to the Planning Commission meeting.

Response: Included with the resubmittal.

5. A 25 foot wide landscape buffer is required along the western side of Lakeshore Drive, pursuant to *UDO, Section 18.30.130.H.2.a*, which states, "Landscape tracts shall have a landscape area with a minimum width of **twenty-five (25) feet along an arterial roadway.**" Identify proposed landscaping on plans.

Response: The 25' buffer has been added to the plan.

6. In the Site Data Table located on Sheet C1.0, please make the following revisions:

- a. Number of Lots should read – “37 Lots and 3 Tracts”
- b. Minimum Lot Area Proposed should read – “10,897.05 s.f.”

Response: Revised as requested.

7. Please submit a Master Fencing/Screening Plan, as required by *UDO, Section 18.30.130.H.*

Response: This was provided. Per phone call with Zachary, they found the plan.

8. Please provide documentation that; provides assurance of how any private open spaces will be maintained, identifies the organization (i.e. HOA) that will be the legal entity with permanent responsibility and authority to install, maintain, and repair the private open space, and assigns responsibility to the entity identified previously to pay all expenses, including taxes and special assessments.

Response: Note 8 on the plan initially submitted states the responsible party for the tracts.

9. Please provide a name of the plat on the preliminary plat sheets.

Response: Completed as requested per the phone call with Zachary.

10. Please provide street names on the site plan and preliminary plat for all streets within the subdivision, and remove the labels ‘Tract I’ and ‘Tract II.’

Response: Street names recently obtained from the City have been added to the plat. Tract labels have been removed as requested.

11. Please label the current use of the existing structure located on the proposed lot 37.

Please add a note stating that, “Non-residential structures taller than 35 feet shall be set back from all property lines a distance at least equal to their height.”

Response: Completed as requested.

12. Please clarify the significance of the line extending from the Lakeshore Drive right-of-way west to lot 20, with the label of “370.12’.”

Response: This is the existing boundary of the life estate tract. A label has been added to clarify the purpose of the line.

13. Please clarify the tract of land to the northeast of the subject property that has the label “L.E. TR.”

Response: This is a life estate tract. Add note has been added to clarify.

14. Is any new neighborhood identification signage proposed with this phase?

Response: No new signage is proposed.

15. Please label ‘Huntford’ adjacent to the north of the subject property.

Response: Completed as requested.

16. Label the location, width, and names of all existing public or private streets and sidewalks within or adjacent to the subject property.

Response: The existing street and row of way widths were labeled as notes on the initial plan. We have added dimension labels. Dimension for street and right of way were provided on the initial plan. We have added additional labels.

17. If proposed, please label any neighborhood amenities and construction phasing.

Response: Phasing was included as note 7 on the plan initially submitted. There are no proposed new amenities.

18. Please provide City staff with a copy of any applicable covenants or deed restrictions applicable to the property. The restrictions may appear on the face of the plat or site plan, or may be submitted separately.

Response: The CCRs are enclosed.

19. Please provide an estimated average home value, or estimated price range for homes in this community.

Response: The estimated price range for the homes will be \$350,000 - \$400,000.

Public Works Comments:

The Engineering Division has the following comments regarding general engineering questions. For more information, contact Chet Belcher at cdbelcher@olatheks.org or at 913-971-9065.

1. Label Plat names for adjacent properties.

Response: The Huntford plat name was added. The plat names for all the other adjacent properties were on the plan initially submitted.

2. Additional details will be required with the final plat for the landscape island on the cul-de-sac.

Response: Acknowledged.

3. Label street names.

Response: Street names recently obtained from the City have been added to the plat.

4. The sanitary sewer along the northernmost east-west street does not need to extend to Lot 36. Please stop the sewer at Lot 35.

Response: Revised as requested.

5. Remove existing driveway onto Lakeshore Drive, and provide access to Lot 37 from the cul-de-sac.

Response: Per the phone discussion between the developer and staff, the driveway will be removed when the life estate no longer exists. The life estate parcel will become part of lot 37 and the owner of lot 37 will be responsible for removing the driveway.

6. All grading within the right-of-way shall drain toward the public road.

Response: A note has been added to the grading plan.

7. Extend storm sewer near lots 30 and 13 westerly to limit the length of overland flow to 300 feet.

Response: Completed as requested.

8. All public improvements must be completed and accepted by the City prior to review of building permits.

Response: A note has been added to the plat.

The Engineering Division has the following comments regarding stormwater. For more information, contact Mike Sylvester at msylvester@olatheks.org or at 913-971-9072.

1. Drainage easements for underground storm pipe shall be 15 feet wide minimum. Add a note on the Plat as per Title 17, Section 17.16.080.C.

Response: Thanks for your review. The easements have been revised to be 15 feet and the note added to the plat.

Traffic Comments:

The Traffic Engineering Division has the following comments. For more information, contact Linda Voss at lvoss@olatheks.org or at 913-971-9009.

1. No comments at this time.

Response: Thanks for your review.

Utilities Comments:

The Utilities Division has the following comments. For more information, contact Joel Koger at jkoger@olatheks.org or at 913-971-9066.

1. PW/U no issues.

Response: Thanks for your review.

Fire Comments:

The Fire Department has the following comments for the rezoning application. For more information, contact Ben Laxton at balaxton@olatheks.org or at 913-971-9849.

1. Fire hydrants required within 400 feet of all residential units (travel distance). Dead- end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply is provided; otherwise the water supply for hydrants is required to be looped to existing mains. (IFC Section 102.5, 507.5.1)

Response: A note has been added to the plan.

The Codes Department has the following comments. For more information, contact Mark Wassom at mwassom@olatheks.org or at 913-971-9848.

1. No comments at this time.

Response: Thanks for your review.

If you have any additional questions or comments, please do not hesitate to contact me.
Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

A handwritten signature in blue ink that reads "Daniel G. Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel G. Foster, PLA
Principal / Landscape Architect
Direct 913-322-7142
df@schlagelassociates.com

DGF/mdr
Enclosures

c: Nick Krier, Inspired Homes



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 22, 2018

Application:	<u>SU-17-010</u> A special use permit for motor vehicle sales in C-3 zoning district
Location:	1000 N. Rogers Road
Owner:	Ancona Holdings, LLC
Applicant:	Curtis Petersen, Polsinelli
Staff Contact:	Zachary Moore, Planner II

Site Area: 10.86± acres **Proposed Use:** Motor Vehicle Sales
Plat: Ancona Acres II

	Land Use	Zoning	Comprehensive Plan Designation
Site	<u>Motor Vehicle Sales</u>	<u>C-3</u>	<u>Community Commercial Center</u>
North	<u>Multi-Family Residential</u>	<u>RP-5</u>	<u>Mixed Density Residential Neighborhood</u>
East	<u>Vacant Land</u>	<u>CP-2</u>	<u>Community Commercial Center</u>
South	<u>Trailer Sales/Vacant Land</u>	<u>C-3 & CP-3</u>	<u>Community Commercial Center</u>
West	<u>Interstate-35</u>	<u>N/A</u>	<u>N/A</u>

1. Comments

This is a request for a special use permit to allow motor vehicle sales at 1000 N. Rogers Road, specifically for a Honda dealership. The site is currently developed and operating as a motor vehicle sales facility for Ancona Honda. The current Honda dealership is operating as a legal nonconforming use because when it was first built, the C-3 district regulations at that time did not require a Special Use Permit. However, since then, the City's UDO has been amended and updated and a Special Use Permit later became required thereby creating a legal nonconformity.

Like all nonconforming use, the use is allowed to remain in perpetuity or until such time that the activity ceases. In this case, Ancona Honda is selling the site to a new car dealership. The new property owner, while understanding that it is not required, has decided to submit a Special Use Permit to the City so that they are no longer in a nonconforming use status. While the property ownership is changing hands, the activity and land use on the site will remain the same.

2. Details of Proposal:

As stated above, the request for a Special Use Permit is not required for the motor vehicle sales facility to remain operable, due to its status as a legal existing non-conforming use; however, the property owner wishes to obtain a Special Use Permit in hopes to provide assurances for the transaction of the business. No improvements are proposed with this application. No new development or façade alterations will occur pending the transfer of ownership, with the exception of new signage.

No changes to the use, hours of operation, or infrastructure are proposed with this application. Should future changes be proposed, the property owner or designee would be required to apply for a revised Special Use Permit and obtain approval from the Governing Body.

3. Public Notification/Neighborhood Meeting:

The applicant notified neighbors within 200 feet of the subject property by certified letter, return receipt as required by the *UDO*. The property owner notification affidavit and receipts have been submitted to staff showing that this requirement has been fulfilled. The applicant also posted a sign on the property and a notice was published in the paper.

A neighborhood meeting was not required for this application as no new development is proposed on the site. However, the applicant held a courtesy neighborhood meeting on January 11, 2018. There were no citizens in attendance. Neither staff nor the applicant has received any correspondence from the public regarding the application.

4. Utilities:

The property is located in the City of Olathe water and sewer service areas.

5. Time Limit

Per *Section 18.40.100* of the *UDO*, special use permits have a time limit of five (5) years which would set a tentative expiration date of February 20, 2023 for this application, pending approval by the Governing Body.

6. Analysis

The following are the criteria for considering applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090.G* and staff findings for each item:

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

The proposed application complies with the following principle of the *Comprehensive Plan*:

- **Principle ES-3:** *“Strengthen and revitalize existing commercial centers.”*

Approval of the special use permit request will allow the existing commercial establishment to continue operation.

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 area consists of lands designated as Community Commercial Center on the *Comprehensive Plan* map. The motor vehicle sales are appropriate in the Community Commercial Center as they are permitted in commercial districts by the *UDO* with Special Use Permit approval.

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

The property is surrounded by commercial and high-density residential uses, and motor vehicle sales are allowed with a Special Use Permit on commercially zoned properties. Motor vehicle sales facilities exist on N. Rogers Road, south of the subject property and other high intensity commercial and industrial uses exist around the I-35 and W. 127th Street node. Approval of the Special Use Permit will not interrupt the harmony of existing zoning or uses in the neighborhood.

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

The use is allowed to remain on site, as is, without the Special Use Permit approval, due to the use's status as a legal existing non-conforming use on the site. Motor vehicle sales is an appropriate use for this site and the current *UDO* requires approval of a Special Use Permit in the C-3 district.

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

The property has been developed as a motor vehicle facility since 1986 at the subject property.

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

The proposed development will not have a more significant impact on noise, aesthetics, traffic, lighting, or other characteristics of the surrounding area than it has in the previous 30+ years, no new development is proposed with the application.

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

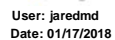
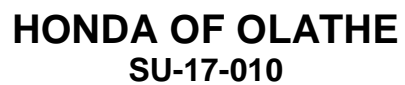
The proposed business will continue to generate sales tax revenue and provide economic development opportunities for the City.

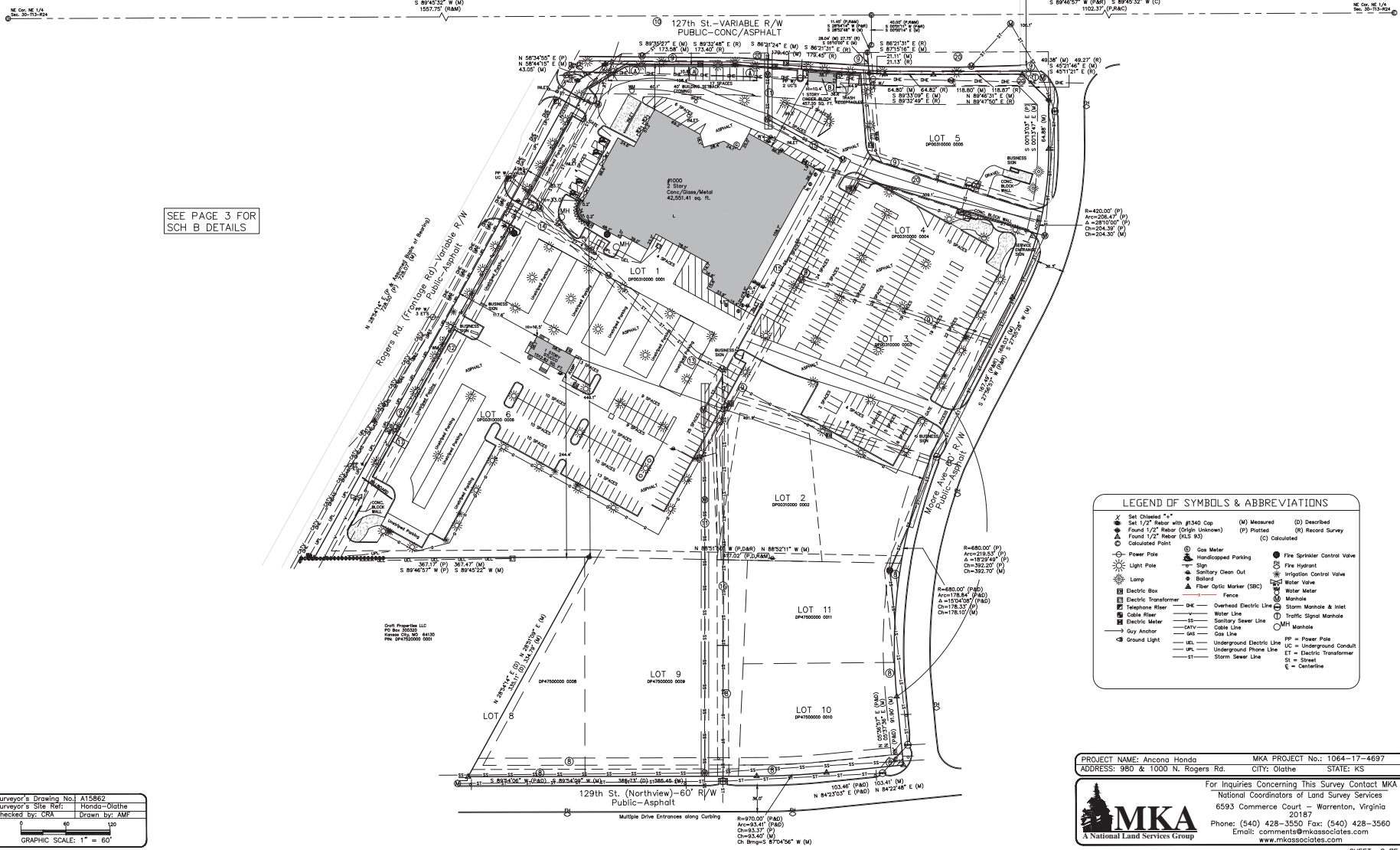
H. The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff does not believe that there is any threat to the public health, safety and welfare with the Special Use. The proposed use has existed at the site for 30+ years.

7. Staff Recommendation:

- a. Staff recommends approval of SU-17-010, for the following reasons:
 - (1) The proposal conforms to the Goals, Objectives and Policies of the *Comprehensive Plan*.
 - (2) The proposal complies with the *Unified Development Ordinance (UDO)* criteria for considering special use permit requests.
- b. Staff recommends approval of SU-17-010 subject to the following stipulations:
 - (1) The Special Use Permit is valid for a period of five (5) years following Governing Body approval, with an expiration date of February 20, 2023.
 - (2) The Special Use Permit shall be limited to the property used for motor vehicle sales as shown on the As-Built survey provided at the time of application submittal.
 - (3) Any expansion or new development on site shall be subject to approval of a revised Special Use Permit.





SEE PAGE 3 FOR
SCH B DETAILS

LEGEND OF SYMBOLS & ABBREVIATIONS			
Set Chained "x"	(M) Measured	(D) Described	
Set 1/2" Rebar with #340 Cap	(P) Plotted	(R) Record Survey	
Found 1/2" Rebar (Origin Unknown)	(C) Calculated		
Found 1/2" Rebar (VLS B3)			
Calculated Point			
Power Pole	Gas Meter	Fire Sprinkler Control Valve	
Electric Box	Handicapped Parking	Fire Hydrant	
Electric Transformer	Sign	Irrigation Control Valve	
Telephone Riser	Sanitary Clean Out	Water Valve	
Cable Riser	Ballast	Water Meter	
Electric Meter	Fiber Optic Marker (SBC)	Manhole	
Guy Anchor	Fence	Storm Manhole & Inlet	
Ground Light	Overhead Electric Line	Traffic Signal Manhole	
	Water Line		
	Sanitary Sewer Line		
	Cable Line		
	Gas Line		
	Underground Electric Line		
	Underground Phone Line		
	Storm Sewer Line		
		PP = Power Pole	
		UC = Underground Conduit	
		ET = Electric Transformer	
		ST = Street	
		C = Centerline	

PROJECT NAME: Ancona Honda
ADDRESS: 980 & 1000 N. Rogers Rd.
CITY: Olathe
STATE: KS

MKA PROJECT No.: 1064-17-4697
GUY: Olathe
STATE: KS

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia
20187
Phone: (540) 428-3550 Fax: (540) 428-3560
Email: comments@mkassociates.com
www.mkassociates.com

**MKA**
A National Land Services Group

Surveyor's Drawing No.: A15862
Surveyor's Site Ref.: Honda-Olathe
Checked by: CRA
Drawn by: AMF

GRAPHIC SCALE: 1" = 60'





Rogers Road – Looking North



Moore Avenue #1 – Looking South



Moore Avenue #2 – Looking South



Perimeter #1



Perimeter #2

**Ancona Honda / 1000 N. Rogers Road
January 11, 2018 Neighborhood Meeting**

Attendance:

Curtis Petersen, Polsinelli PC

The meeting began at 6:00 p.m. Mr. Petersen concluded the meeting at 6:20 p.m. when it was evident that none of the invitees had attended the meeting. In addition, the applicant has not received any email correspondence to telephone calls regarding the special use permit application.

MEETING SIGN-IN SHEET

Project: Ancona Honda

Meet Date: Thursday, January 11, 2018

Facilitator: Polsinelli PC

Place/Room: Community Center, Room A

Application #: SU-17-010

[illegible]



6201 College Boulevard, Suite 500, Overland Park, KS 66211 • 913.451.8788

January 3, 2018

Curtis J. Petersen
(913) 234-7458
(913) 451-6205 Fax
cpetersen@polsinelli.com

REGULAR MAIL

Property Owner

Re: Honda Dealership at 1000 N. Rogers Road / Case No. SU-17-010

Ladies and Gentlemen,

This letter is to inform you that a neighborhood meeting has been scheduled for Thursday, January 11, 2018 regarding the above-referenced site. We have filed an application for a Special Use Permit to allow the existing Honda Auto Dealership to remain and operate as it currently does today.

The meeting will be held at 6:00 p.m. at the **Olathe Community Center, Room A, 1205 W. Kansas City Road, Olathe, Kansas**. Please feel free to attend the meeting for an opportunity to discuss any questions you may have. You may also contact my paralegal, Amy Grant, at (913) 234-7401 if you are unable to attend and have any questions.

Sincerely,

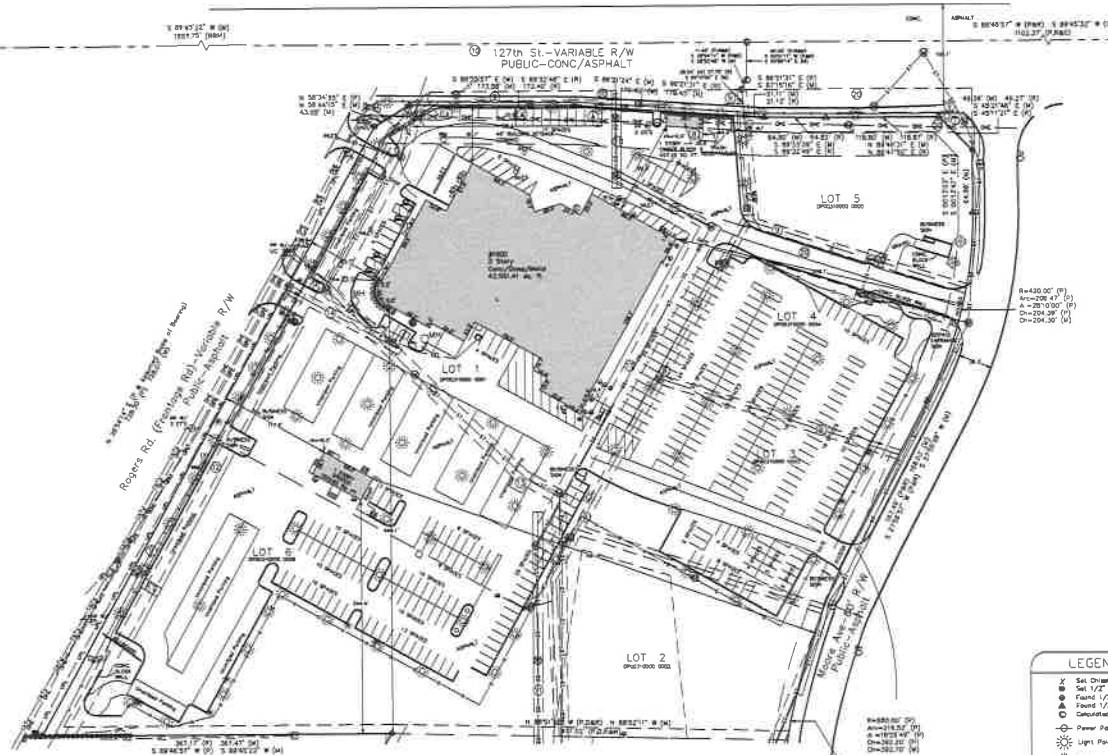


Curtis J. Petersen

polsinelli.com

Atlanta Boston Chattanooga Chicago Dallas Denver Edwardsville Houston Jefferson City Kansas City Los Angeles
Nashville New York Overland Park Phoenix Raleigh St. Joseph St. Louis San Francisco Topeka Washington, D.C. Wilmington
Polsinelli PC, Polsinelli LLP in California

SEE PAGE 3 FOR
SCH. B DETAILS



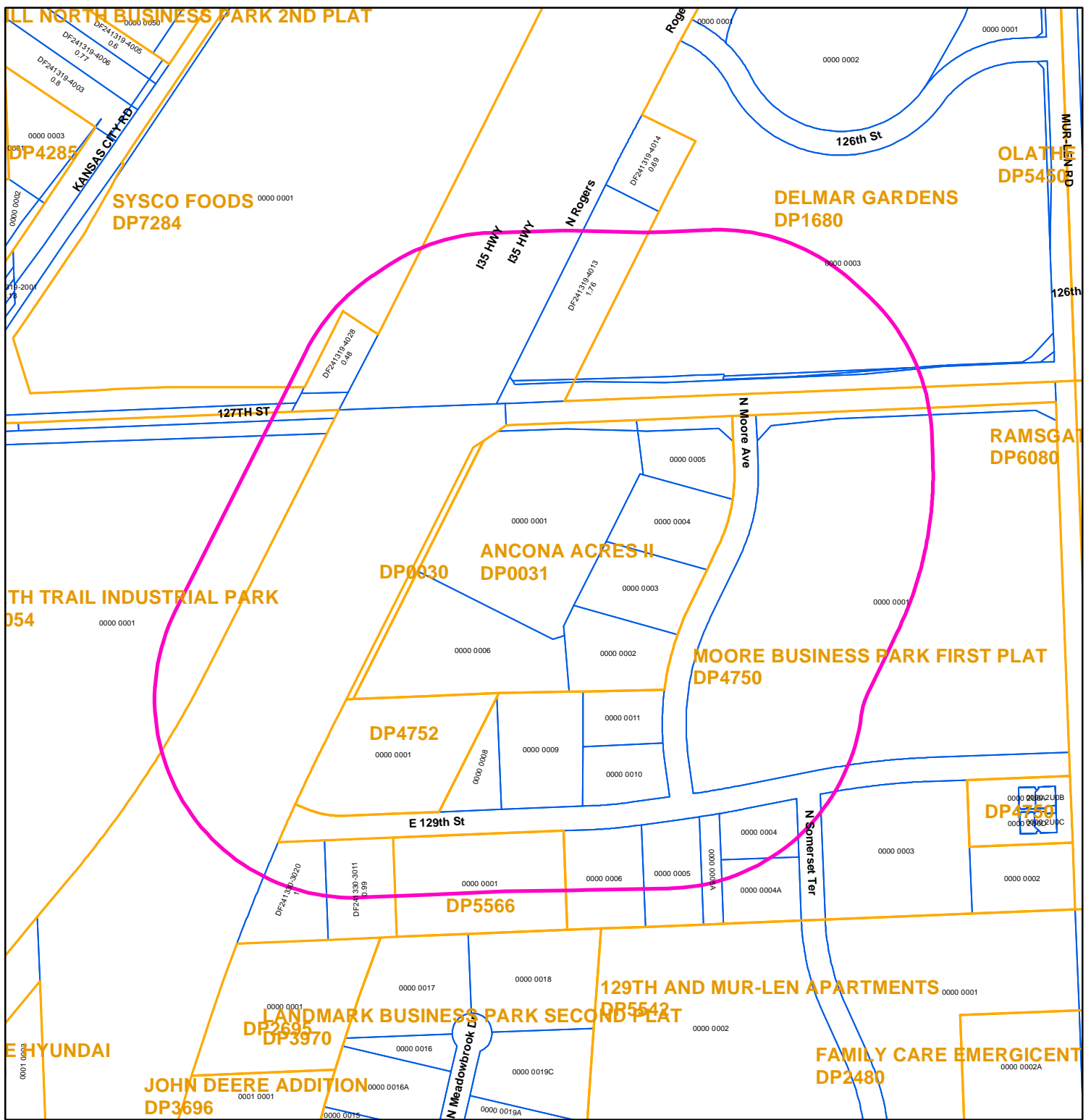
LEGEND OF SYMBOLS & ABBREVIATIONS			
X Set Original "A"	(M) Measured	(C) Calculated	
● Set 1/2" Radii with #340 Cap	(P) Platted	(R) Record Survey	
● Found 1/2" Radii (Origin Unknown)			
● Found 1/2" Radii (ALS #3)			
○ Calculated Point			
Power Pole	Site Meter	Fire Sprinkler Control Valve	
Light Pole	Hand-dropped Parking	Fire Hydrant	
Lamp	Sign	Sanitary Control Valve	
Electric Box	Barrel	Water Meter	
Electric Transformer	Flare Static Marker (SBC)	Manhole	
Telephone Pole	Police	Storm Manhole & Vent	
Cable Pole	Overhead Electric Line	Manhole	
Electric Meter	Water Line	Sanitary Sewer Line	
Gas Meter	Sanitary Sewer Line	Cable Line	
Gas Meter	Gas Line	Gas Line	
Ground Light	Underground Electric Line	UC - Underground Circuit	
	Underground Phone Line	ET - Electric Transformer	
	Storm Sewer Line	St - Street	
		E - Centerline	

Surveyor's Original No. 115565	Surveyor's Date 06/17/10	Recorded Date 06/17/10
Drawn by J. K. R. A. M.	Drawn by J. K. R. A. M.	
GRAPHIC SCALE: 1" = 60'		

PROJECT NAME: Arizona Honda
ADDRESS: 980 & 1000 N. Rogers Rd.
CITY: Glendale
STATE: AZ

MKA PROJECT No.: 1054-17-4897
For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court - Warrenton, Virginia 20187
Phone: (540) 428-3590 Fax: (540) 428-3560
Email: comments@mkaassociates.com
www.mkaassociates.com

SHEET 3 OF 3



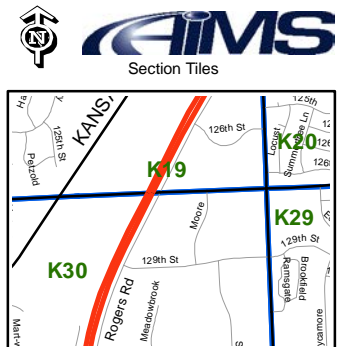
- Lot Line
- Section Line
- Plat Perimeter

500 ft Buffer Map

MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the basemap, AIMS AND ITS SUPPLIER MAKE NO REPRESENTATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HERIN. MapRequestID: 289927

1/3/2018

Requester: #maprequest



PARCELS WITHIN 500 FEET OF PARCEL DP00310000 0001; DP00310000 0005; DP00310000 0004; DP00310000 0003; DP00310000 0002; DP00310000 0006
Produced January 03, 2018 at 12:45:06 PM

Parcel 1 of 26:
DF241319-4028 (O NS NT)
(OWNER[S] NAME/ADDRESS)
STAYTON PROPERTIES LLC
18920 E VALLEY VIEW PKWY APT. E
INDEPENDENCE, MO 64055

Parcel 2 of 26:
DP00310000 0004 (O NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 3 of 26:
DP00310000 0005 (O NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 4 of 26:
DP00310000 0006 (980 N ROGERS RD)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 5 of 26:
DP00310000 0003 (O NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 6 of 26:
DP00310000 0002 (O NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 7 of 26:
DF241330-3011 (O NS NT)
(OWNER[S] NAME/ADDRESS)
HALVORSON, SCOTT N.
HALVORSON, JERI L.
900 N ROGERS RD
OLATHE, KS 66062
(BILLING NAME/ADDRESS)
MIDAMERICA AUTO EXCHANGE, INC.
900 N ROGERS RD
OLATHE, KS 66062

Parcel 8 of 26:
DF241330-3020 (900 N ROGERS RD)
(OWNER[S] NAME/ADDRESS)
HALVORSON, SCOTT N.

HALVORSON, JERI L.
900 N ROGERS RD
OLATHE, KS 66062
(BILLING NAME/ADDRESS)
MIDAMERICA AUTO EXCHANGE, INC.
900 N ROGERS RD
OLATHE, KS 66062

Parcel 9 of 26:
DP16800000 0003 (16770 W 127TH ST)
(OWNER[S] NAME/ADDRESS)
SIR CLARION PARK, LLC
18100 VON KARMAN AVE APT. 500
IRVINE, CA 92612

Parcel 10 of 26:
DP00310000 0001 (1000 N ROGERS RD)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 11 of 26:
DF241319-4013 (1102 N ROGERS RD)
(OWNER[S] NAME/ADDRESS)
BURK, NORMAN
BEVERLY RAE BURK REVOCABLE LIVING TRUST
8400 DELMAR LN
PRAIRIE VILLAGE, KS 66207

Parcel 12 of 26:
DP47500000 0004 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
STATE BANK OF SPRING HILL
PO BOX 387
SPRING HILL, KS 66083

Parcel 13 of 26:
DP47500000 0005A (0 NS NT)
(OWNER[S] NAME/ADDRESS)
STATE BANK OF SPRING HILL
PO BOX 387
SPRING HILL, KS 66083

Parcel 14 of 26:
DP47500000 0004A (0 NS NT)
(OWNER[S] NAME/ADDRESS)
STATE BANK OF SPRING HILL
PO BOX 387
SPRING HILL, KS 66083

Parcel 15 of 26:
DP47520000 0001 (970 N ROGERS RD)
(OWNER[S] NAME/ADDRESS)
CROFT PROPERTIES LLC
PO BOX 300320
KANSAS CITY, MO 64130

Parcel 16 of 26:
DP55660000 0001 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
PUNIA TRUCK PARKING LLC

16494 W 132ND CT
OLATHE, KS 66062

Parcel 17 of 26:
DP50540000 0001 (1775 E KANSAS CITY RD)
(OWNER[S] NAME/ADDRESS)
PEPSI-COLA GENERAL
BOTTTLERS, INC.
PO BOX 660634
DALLAS, TX 75266-0634
(BILLING NAME/ADDRESS)
BOTTLING GROUP LLC
TAX DEPT. 3A-300
PO BOX 660634
DALLAS, TX 75266-0634

Parcel 18 of 26:
DP47500000 0009 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 19 of 26:
DP47500000 0001 (2145 E 127TH ST)
(OWNER[S] NAME/ADDRESS)
MURLEN 127, L. L. C.
601 P ST APT. 200
LINCOLN, NE 68508
(BILLING NAME/ADDRESS)
OLSSON ASSOCIATES
601 P ST APT. 200
LINCOLN, NE 68508

Parcel 20 of 26:
DP47500000 0010 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 21 of 26:
DP47500000 0005 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
STATE BANK OF SPRING HILL
PO BOX 387
SPRING HILL, KS 66083

Parcel 22 of 26:
DP47500000 0008 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 23 of 26:
DP47500000 0011 (0 NS NT)
(OWNER[S] NAME/ADDRESS)
ANCONA HOLDINGS, LLC
1000 N ROGERS RD
OLATHE, KS 66062

Parcel 24 of 26:
DP47500000 0003 (2155 E 129TH ST)
 (OWNER[S] NAME/ADDRESS)
FARM BUREAU MUTUAL INSURANCE
COMPANY, INC.
5400 UNIVERSITY AVE
WEST DES MOINES, IA 50266-5997
 (BILLING NAME/ADDRESS)
TAX DEPARTMENT
5400 UNIVERSITY AVE
WEST DES, MO 50266-5997

Parcel 25 of 26:
DP47500000 0006 (2015 E 129TH ST)
 (OWNER[S] NAME/ADDRESS)
SEELE PROPERTIES LLC
PO BOX 210
GARDNER, KS 66030

Parcel 26 of 26:
DP72840000 0001 (1915 E KANSAS CITY RD)
 (OWNER[S] NAME/ADDRESS)
SYSCO KANSAS CITY INC
1915 KANSAS CITY RD
OLATHE, KS 66061



6201 College Boulevard, Suite 500, Overland Park, KS 66211 • 913.451.8788

January 3, 2018

Curtis J. Petersen
(913) 234-7458
(913) 451-6205 Fax
cpetersen@polsinelli.com

REGULAR MAIL

Property Owner

Re: Honda Dealership at 1000 N. Rogers Road / Case No. SU-17-010

Ladies and Gentlemen,

This letter is to inform you that a neighborhood meeting has been scheduled for Thursday, January 11, 2018 regarding the above-referenced site. We have filed an application for a Special Use Permit to allow the existing Honda Auto Dealership to remain and operate as it currently does today.

The meeting will be held at 6:00 p.m. at the **Olathe Community Center, Room A, 1205 W. Kansas City Road, Olathe, Kansas**. Please feel free to attend the meeting for an opportunity to discuss any questions you may have. You may also contact my paralegal, Amy Grant, at (913) 234-7401 if you are unable to attend and have any questions.

Sincerely,



Curtis J. Petersen

polsinelli.com

Atlanta Boston Chattanooga Chicago Dallas Denver Edwardsville Houston Jefferson City Kansas City Los Angeles
Nashville New York Overland Park Phoenix Raleigh St. Joseph St. Louis San Francisco Topeka Washington, D.C. Wilmington
Polsinelli PC, Polsinelli LLP in California

61275306.1

RE: SU-17-010: Special Use Permit to allow Motor Vehicle Sales in C-3 zoning, for a Honda Dealership, specifically located at 1000 N. Rogers Road

ISSUE DATE: December 28, 2017

RESPONSE DATE: January 8, 2018

Planning Comments:

1. Provide written response addressing/acknowledging all staff comments.

RESPONSE: Acknowledged.

2. Submit certified mail return cards or receipts for the property owner notification letter as well as the property owner notification affidavit. The certified letters, return receipt shall be sent out to property owners within 500' of the property. The letters shall be sent out at least 20 days prior to the Planning Commission meeting. Include the list of addresses to receive the certified letters and return cards.

RESPONSE: See enclosed.

3. Please provide minutes and the sign-in sheet from the Neighborhood Meeting. The meeting shall be held at least twenty days or more prior to the scheduled meeting. The Neighborhood Meeting notice shall be sent out at least 10 days prior to the Meeting.

RESPONSE: The applicant has agreed to hold a courtesy neighborhood meeting on January 11, 2018 and will provide copy of notice, sign-in sheet and minutes to City staff on January 12, 2018.

4. The applicant must provide notice to other non-residential development within 500 feet of the subject property, per UDO, Section 18.40.030.A.2. Please confirm that this has been completed.

RESPONSE: Not applicable.

5. Submit the public notice affidavit and the sign posting affidavit. The signs shall be placed on-site at least 20 days prior to the Planning Commission meeting.

RESPONSE: The public notice affidavit was provided with item #2 above. The sign posting affidavit will be submitted on the day of the Planning Commission hearing.

6. Please submit a statement of purpose for the proposal. In this statement of purpose, please indicate if any expansions are proposed within this request.

RESPONSE: The purpose of this SUP request to allow the existing facility and improvements to operate as they currently do today. There are no current proposed improvements or changes to existing conditions with this application.

7. Please provide a date of preparation on the As-Built survey.

RESPONSE: *The date of preparation for the As-Built survey is November 10, 2017.*

8. Please be aware that Special Use Permits are valid for a period of five (5) years from the date of approval if the Governing Body does not designate a time period. However, the Planning Commission may recommend and the Governing Body may grant or extend a special use permit for any period as is warranted under the circumstances.

RESPONSE: *Acknowledged.*

9. Please provide a landscape plan or provide photographs demonstrating the landscaping on the subject property.

RESPONSE: *See attached photographs.*

Public Works Comments:

The Engineering Division has the following comments regarding general engineering questions. For more information, contact Chet Belcher at cdbelcher@olatheks.org or at 913-971-9065.

1. No comments at this time.

RESPONSE: *Acknowledged.*

The Engineering Division has the following comments regarding stormwater. For more information, contact Mike Sylvester at msylvester@olatheks.org or at 913-971-9072.

1. No comments at this time.

RESPONSE: *Acknowledged.*

Traffic Comments:

The Traffic Engineering Division has the following comments. For more information, contact Linda Voss at lgvoss@olatheks.org or at 913-971-9009.

1. No comments at this time.

RESPONSE: *Acknowledged.*

Utilities Comments:

The Utilities Division has the following comments. For more information, contact Joel Koger at jkoger@olatheks.org or at 913-971-9066.

1. No comments at this time.

RESPONSE: *Acknowledged.*

Fire Comments:

The Fire Department has the following comments. For more information, contact Ben Laxton at balaxton@olatheks.org or at 913-971-9849.

1. No comments at this time.

RESPONSE: Acknowledged.

The Codes Department has the following comments. For more information, contact Mark Wassom at mswassom@olatheks.org or at 913-971-9848.

1. No comments at this time.

RESPONSE: Acknowledged.