AGENDA

Planning Commission Meeting
Tuesday, June 23, 2020
7:00 pm
Gardner City Hall
120 E. Main Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on May 26, 2020.

REGULAR AGENDA

1. **PRAIRIE TRACE MEADOWS**
   Located southeast corner of W 175th Street and Interstate 35
   a. **FDP-20-02**: Consider a final development plan for 27 single-family lots, phase 1 of Prairie Trace Meadows.
   b. **FP-20-02**: Consider a final plat for 12.76 acre Prairies Trace Meadows, First Plat.

2. **PRAIRIE TRACE ESTATES**
   Located southeast corner of W 175th Street and Interstate 35
   a. **FDP-20-03**: Consider a final development plan for 27 single-family lots, phase 1 of Prairie Trace Estates.
   b. **FP-20-03**: Consider a final plat for 17.93 acre Prairie Trace Estates, First Plat.

3. **CULVERS RESTAURANT**
   SP-20-04: Consider a site plan for a 4,587 sf restaurant with a drive-thru to be located south and west of the intersection of 188th Street and Gardner Road.

DISCUSSION ITEMS

1. **TITLE**

ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

PLANNING COMMISSION MEETING
City of Gardner, Kansas
Tuesday, May 26, 2020
7 p.m.
Remotely via Zoom

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order using Zoom at 7:00 p.m. on Tuesday, May 26, 2020, by Chairman Scott Boden.

ROLL CALL

Commissioners present:
Chairman Boden
Commissioner Deaton
Commissioner Hansen
Commissioner McNeer
Commissioner Meder

Commissioners Absent:
Commissioner Ford
Commissioner Simmons-Lee

Staff members present:
Larry Powell, Director, Business & Economic Development
Kelly Drake Woodward, Chief Planner
Michelle Leininger, Principal Planner
Robert Case, Planner
Ryan Denk, City Attorney

The applicants of the cases and members of the public who submitted their request to speak in advance of the meeting were present via Zoom.

CONSENT AGENDA

1. **Approval of the minutes as written for the meeting on April 28, 2020.**

   Motion made by McNeer and seconded by Hansen.

   Motion passed 5-0.

REGULAR AGENDA

1. **HILLTOP RIDGE**
   FP-20-06: Consider a final plat for approximately 17 acres for Hilltop Ridge 1st Plat for 32 single-family lots located just west and south of the intersection of 167th Street and Kill Creek Road.

   Mr. Robert Case, Planner, began the presentation of the final plat with a description of the property. This 17.081 acre property was annexed into the City in December of 2019 with a County zoning designation of RUR (Rural, Agricultural uses and single-family dwellings).

DRAFT

It is currently vacant agricultural land. In February, 2020, the property was rezoned from RUR to R-1 (Single-family Residential) District. The application is for a final plat for phase 1 of the Hilltop Ridge Subdivision.

The land to the east and west of the site is vacant farmland, and land to the north is a residential subdivision within the City limits of Gardner. The land directly south of this subdivision will be phases 2 thru 5 of the Hilltop Ridge Subdivision. The preliminary plat for Hilltop Ridge included 71 acres of undeveloped farmland for a 150 lot single-family subdivision.

This is the 1st phase of the Hilltop Ridge subdivision, which includes 32 lots and 3 tracts of land. Tract A, located along the south side of 167th Street is designated for future access into the subdivision and a sidewalk. Tracts B and C are being designated for open space and retention. Existing utilities including gas, water, electric and sewers are located along 167th Street and also along Osage Street to the south.

Staff finds that the final plat is in substantial compliance with the preliminary plat and the Land Development Code. The request for final platting is consistent with established goals and policies of the City. No deviations are requested with this plat. Excise tax will be levied with this plat.

Staff recommends approval of the final plat for Hilltop Ridge 1st Plat with the six conditions outlined in the Recommended Motion.

COMMISSION DISCUSSION

Brett Cox of Renaissance Infrastructure, the engineer and surveyor for the project, was present for questions. There were no public comments.

There were no comments or questions from the Commission.

Motion made after review of application FP-20-06, a final plat for Hilltop Ridge 1st Plat, located on the south side of 167th Street approximately 170 feet west of Kill Creek Rd, Tax Id 2F221422-1003, and final plat dated April 15, 2020, and staff report dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. **Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.**
2. **Revise the final plat to show Hilltop Street to be named Scott Street.**
3. **Revise the plat to show 168th Street to be 168th Place.**
4. **Provide a revised street tree plan based on staff comments, for approval prior to the release of the plat for recording.**
5. **Prior to the recording of the final plat, excise tax shall be paid to the City.**
6. **Correct square footage of the subdivision on the legal description.**

and recommends the Governing Body accept dedication of right-of-way and easements.

Motion made by McNeer and seconded by Deaton.

Motion passed 5-0.

2. **PRAIRIE TRACE MEADOWS - DEFERRED TO JUNE 23, 2020**
   Located southeast corner of W 175th Street and Interstate 35
   a. **FDP-20-02**: Consider a final development plan for 27 single-family lots, Phase I of Prairie Trace Meadows.
   b. **FP-20-02**: Consider a final plat for 12.76 acre Prairie Trace Meadows, First Plat.

3. **PRAIRIE TRACE ESTATES - DEFERRED TO JUNE 23, 2020**
   Located southeast corner of W 175th Street and Interstate 35
   a. **FDP-20-03**: Consider a final development plan for 27 single-family lots, Phase I of Prairie Trace Estates.
   b. **FP-20-03**: Consider a final plat for 17.93 acre Prairie Trace Estates, First Plat.

DISCUSSION ITEMS

No items discussed.

ADJOURNMENT

Motion to adjourn made by McNeer and seconded by Hansen.

Motion passed 7-0.

Meeting adjourned at 7:13 pm.

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COMMISSION DISCUSSION

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DISCUSSION ITEMS

No items discussed.

ADJOURNMENT

Motion to adjourn made by McNeer and seconded by Hansen.

Motion passed 7-0.

Meeting adjourned at 7:13 pm.

PLANNING COMMISSION STAFF REPORT **NEW BUSINESS ITEM NO. 1A & 1B**
MEETING DATE: JUNE 23, 2020
PREPARED BY: ROBERT CASE, PLANNER

PROJECT NUMBER / TITLE: FDP-20-02 Final Development Plan and FP-20-02 for Prairie Trace Meadows First Plat

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PROCESS INFORMATION

Type of Request: Final Development Plan and Final Plat
Date Received: March 13, 2020

APPLICATION INFORMATION

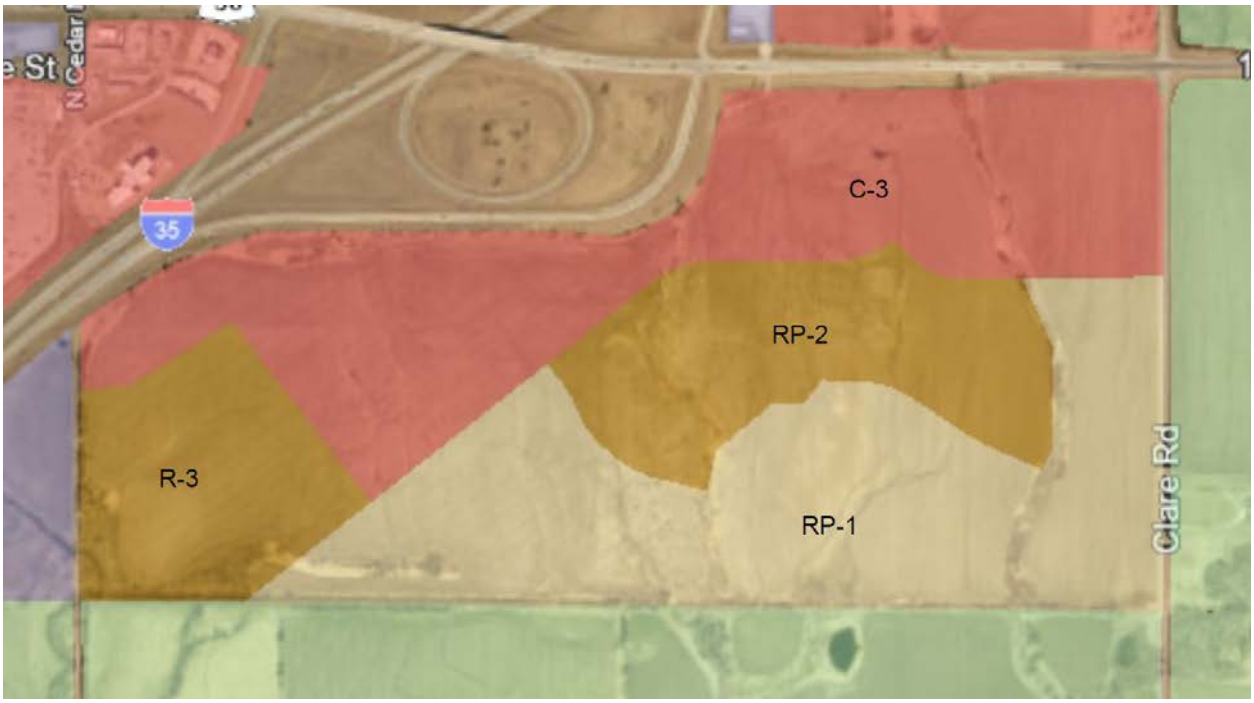
Applicant: Schlagel & Associates, P.A., Mark Breuer, PE
Owner: Day3, LLC (Grata Development)
Parcel ID: CF231429-3002 & CF231429-1001
Location: Southeast corner of the intersection of Interstate 35 and 175th Street

REQUESTED ACTION

The applicant is requesting approval of the final development plan and final plat for Prairie Trace Meadows First Plat. The first plat includes 27 single-family residential lots.

EXISTING ZONING AND LAND USE

Currently the property is zoned RP-2, (Planned Two Family Residential) District with an approved preliminary development plan for Prairie Trace Meadows. The property is currently cultivated for row crops. The rezoning for Prairie Trace Meadows was adopted by the Governing Body at its April 20th, 2020 meeting.

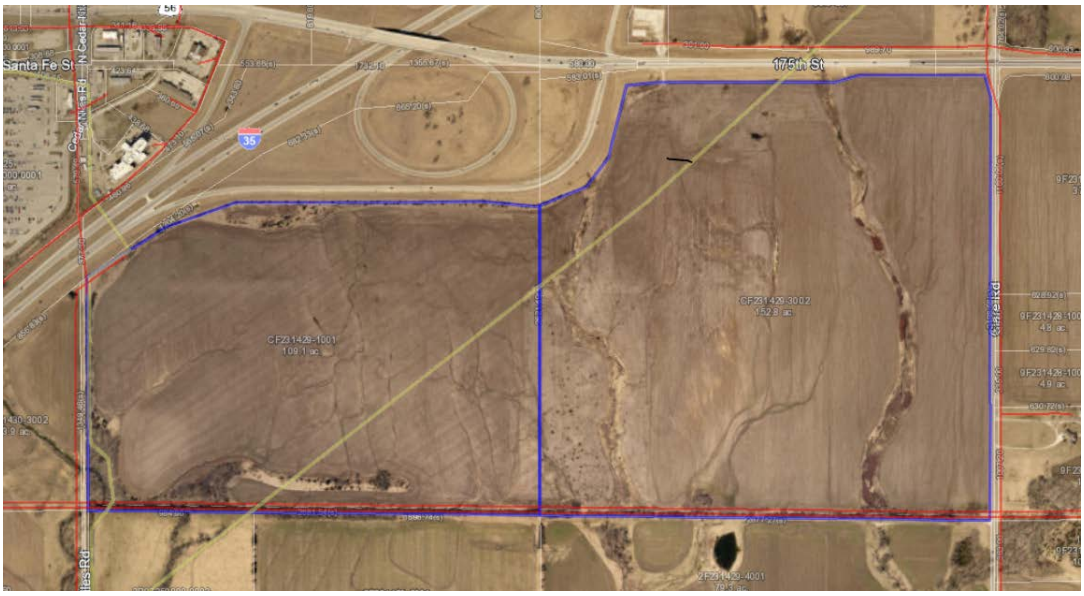


SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
M-1 (Restricted Industrial) District	Vacant
CP-2 (Planned General Commercial) District	Row crops
C-3 (Heavy Commercial) District [northwest]	I-35 ROW, Hotel, retail, restaurant uses
East of subject property	
County RUR (Rural, Agriculture) District	Row crops, homestead
South of subject property	
County RUR (Rural, Agriculture) District	Row crops
West of subject property	
County PEC3 (Planned Light Industrial) District	Row crops
CP-2 (Planned General Commercial) District [northwest]	Retail

EXISTING CONDITIONS

These properties were annexed into the City on September 3, 2019 per Ordinance 2622. The properties are two parcels located along Interstate 35, at the southeast corner of the I-35 and 175th Street interchange with city limits bordering to the north and northwest sides of the property. Currently the property is unplatted and farmed with row crops and zoned with County RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts. The site also contains two small creeks/wetlands that drain to the south. Currently no utilities serve this site however there is a large Southern Star gas pipeline (yellow line on map) that bisects the property which includes a 66' easement around the pipeline. Also along the southern boundary, Evergy has electric transmission lines (red lines on map) with a 70' easement surrounding the lines. These two areas are no build areas.



BACKGROUND / HISTORY

The properties were zoned RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts in the County and annexed into the City as such in September 2019. The subject properties are part of a larger development project that includes the single-family planned district, multi-family residential and commercial which have gone through the process for a rezoning (Z-20-01) and preliminary development plan (PDP-20-01) and preliminary plat (PP-20-01) for Prairie Trace. The Planning Commission recommended approval of the rezoning and PDP at their March 24, 2020 meeting and the Governing Body at their April 20, 2020 meeting approved the rezoning and associated preliminary development. These applications have been reviewed by the Johnson County Airport Commission and sent to the Johnson County Board of County Commissioners with a favorable recommendation. The Johnson County Board of County Commissioners will hear this petition at its June 25th meeting.

CONSISTENCY WITH COMPREHENSIVE PLAN

The Gardner Comprehensive Plan was adopted in 2014 and did not identify detailed future land use for areas on the east side of the interstate but designated it as "Southeast Quadrant Market Determined Growth Area" with Regional Commercial identified at the interchanges. The plan directed staff to further study that growth area in the near future. Staff proceeded with this direction and completed the process for two area plans at the interchanges. The subject properties are within the study boundaries of the *I-35 & 175th Street Interchange Subarea Plan* which was adopted and incorporated by reference into the Comprehensive Plan in June 2018. At the time of the planning efforts, the subject property owner had proposed a concept for the property and that concept was utilized for the future land use in that area in the plan. The property is shown for Regional Commercial (red), Commercial and Light Industrial (lavender), and Heavy Commercial and Industrial (dark purple) future land uses on the picture below. The portion of the properties subject to this rezoning and preliminary development plan are identified for Commercial and Light Industrial and Heavy Commercial and Industrial.

Since the adoption of the Plan, the property owner's concept has changed to include Regional Commercial on the north and northwest, multi-family on the west and single-family within the subject area. This is due to market demand for the industrial warehouse and the need for residential development changing. Industrial warehouse is tending to locate near other existing similar uses further south along I-35. The residential will help to support the commercial development by providing goods and services to the area. While the Future Land Use map is not consistent with the proposed project, there are policies within the Plan that support residential development related to the proposed development.

In the *I-35 & 175th Street Interchange Subarea Plan,* the following Goals support the proposed project:

- *Goal 5: Protect and respect the natural systems currently in place and expand the natural and recreational facilities with development.*

  The subject properties contain 2 designated stream/wetlands areas and the applicant is providing detention and open space in the majority of the areas around these stream/wetlands.

Additionally the following Policies support the proposed project:

- *General*
  - *Pedestrian friendly connectivity between land uses and properties should be incorporated.*

    The applicant has provided pedestrian trails and sidewalks around and through the development which extend to the outside for future continuation to adjacent properties.

- *Residential Land Uses*
  While the property is not identified for residential land use, the application proposes residential land use and therefore the following apply:
  - *Residential uses shall maintain a "back-to-back" relationship to more intense uses.*

    The proposal provides for residential lots to back to the proposed arterial with the more intensive land uses on the other side.

  - *Residential streets shall be extended to undeveloped property and shall use a grid or modified grid pattern.*

    The proposal provides for future street connections to the south.

- *Public Facility/Parks, Recreation, Open Space Land Uses*
  - *Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails.*

    The proposal provides for trails along New Trails Parkway, within the electric easement along the southern property line, and along a drainage way.

  - *Trail facilities shall be expanded and connected through all uses in the planning area.*

    As noted above, the proposal is providing for this and will be required to be expanded to remainder of the development in the future.

Additionally the project meets policies within the New Residential Growth Areas. While this area is not identified for residential growth, it meets the following policies:

- *Connectivity:*
  - *Require pedestrian connections to adjacent streets and neighborhoods at the terminus of all new cul-de-sacs.*
- *Open Space Preservation & Conservation Design*
  - *Integrate stormwater detention areas and corridors in order to effectively mitigate the impacts of flooding.*
  - *Require trails, useful open spaces, and parks throughout new development areas through dedications and easements set aside as part of the development review process.*
  - *Utilize environmental features, topography, and natural areas, to guide development, and shape the potential development area of residential sites.*

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

This phase is the first phase of the Meadows development portion of Prairie Trace. The Meadows includes smaller, minimum 50' wide lots and phase one includes 27 lots, a portion of New Trails Parkway, 177th Street and Houston Street.

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The applicant is requesting three deviations from the lot landscaping standards. These are discussed at the end of this section.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
   a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

   Staff Comment: *The sites are capable of accommodating the buildings with approved deviations on the preliminary development plan. The proposal is capable of accommodating other site design elements required without negatively impacting adjacent property.*

   b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

   Staff Comment: *The proposed arrangement of buildings is consistent with good design practice and principles. The applicant is proposing minimal deviations for interior lot tree and shrub landscaping (can be located anywhere on site). He has also proposed a deviation to omit frontage trees, proposing instead to commit to planting med/large street trees and not small street trees, implementing the customary spacing requirements for med/large street trees. This deviation request should be considered within the context of other approved deviations that increase the frontage area hardscape and building coverage percent (impervious surface coverage).*

   Generally the proposal is consistent with good planning and site engineering principles and practices.

c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Staff Comment: *The applicant is proposing architecture and building design using quality materials such as stucco and stone veneer. Additional details such as columns, window details and roof details are provided on the homes.*

d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Staff Comment: *The overall design is compatible with the relationship to other proposed buildings and open space to the east as determined in the preliminary development plan process.*

e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

Staff Comment: *No additional conditions are necessary for this site.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The application received support from the Johnson County Airport Commission at its May 27th meeting and is scheduled to be reviewed by the Johnson County Board of Commissioners on June 25th. Additionally public improvement plans will need to be reviewed and approved by the City, WaterOne and KDOT. After utilities and streets are installed, building permits for each structure will need to be obtained.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval with the conditions outlined in the recommendations section of the staff report.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *The final development plan is in substantial compliance with the preliminary development plan in relation to the number of lots and the lot layout and street layout.*

DEVIATIONS

The standards outlined below are standards from the Land Development Code that are not met. The planned district allows for departures from the standards associated with all zoning districts provided they are based upon a comprehensive and well-integrated development plan for the area. Below are the standards not met and the applicant's justification for such deviation.

1. **Section 17.08.030(A) Planting Requirements – Table 8-1; Other Open Areas Generally**

   Standard: 1 tree per 10,000 sf, placed anywhere on the lot

   Proposed: 1 tree per lot

   Applicant Response: *Due to the unique nature of our development allowing for the smaller lots with front loaded driveways, we are requesting variations to allow for flexibility of placement and plant selection, while encouraging landscaping designs that incorporate the design of the buildings, placement of driveways and topography. Given the narrow nature of the Meadows lots, and the variety of different housing styles requiring various driveway placements, achieving this consistent spacing is extremely difficult. What we are proposing achieves the same visual effect while making the placement easier for the builders who will*

be installing them. This requirement is an improvement from the code as the tree is required to be a large tree rather than the required small tree. The only deviation from the code is for lot 27 which in light of our comprehensive landscape proposal is required to have 6 trees and 2 shrubs. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit. The top two concerns of home buyers when they are looking at new construction are 1) Cost vs existing inventory and 2) Lack of mature trees. We believe this proposal attempts to address those concerns as effectively as possible. Please note that these requirements are minimum standards and are to be exceeded not to be viewed as prescriptive. Additionally we have added 285 native tree saplings to Estates Tract B that is between the Meadow and the estates. (45 swamp white Oak, 60 Bald Cypress, 100 Eastern Red Cedar, 50 Black Cherry, 30 Burr Oak)

Staff Comment: *The tree(s) can be located anywhere on the lot as it does not have a location requirement. All of the proposed lots in this phase are under 10,000 sf which would require 1 tree to comply with this standard with the exception of Lot 27 which is 11,003 sf. The applicant proposed 27 large open space general trees, which is 1 per lot. Staff recommends approval of this deviation request.*

CITY CODE - Meadows Phase 1	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQURED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT TOTAL LOT TREES
TOTAL	45 CITY	59 APPLICANT	43 CITY	OR	28 CITY	OR	28 CITY	0 APPLICANT	28 CITY	27 APPLICANT	55 CITY	54 APPLICANT	71 CITY	OR	56 CITY	OR	56 CITY	27 APPLICANT
	STREET TREES		FRONTAGE TREES						OPEN SPACE TREES		SHRUBS		TOTAL LOT TREES					

2. **Section 17.08.030(A) Planting Requirements – Table 8-1; Other Open Areas Generally**

   Standard: 1 shrub per 5,000 sf

   Proposed: 2 shrubs per lot

   Applicant Response: *This is generally in with the current code but aligns the code requirements on all lots except lot 27 which is required to have 6 trees and 2 shrubs per our comprehensive plans. This request reduces the shrub count by 1 shrub. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit.*

   Staff Comment: *The shrub(s) can be located anywhere on the lot as it does not have a location requirement. The Staff supports the deviation request for 2 shrubs per lot.*

CITY CODE - Meadows Phase 1	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQURED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT TOTAL LOT TREES
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	STREET TREES		FRONTAGE TREES						OPEN SPACE TREES		SHRUBS		TOTAL LOT TREES					

3. **Section 17.07.050(c) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards**

   Standard: One small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)

   Proposed: No trees in the frontage area

Applicant Response: *Due to the unique nature of our development allowing for the smaller lots with front loaded driveways, we are requesting variations to allow for flexibility of placement and plant selection, while encouraging landscaping designs that incorporate the design of the buildings, placement of driveways and topography. By requiring large street trees we can enhance the street in the short term by providing larger tree stock. In the longer term these large trees with their 50'+ canopies will be able to thrive with our shading out other trees in the front yard of the homes. These smaller lots with 50' widths, 25' setbacks, front loaded 2 car driveways, on Cul-de-Sacs do not allow adequate space for 1 large tree and another tree effectively. Shrubbery will be utilized by builders to provide the layering effect as desired by city staff. Please note that these requirements are minimum standards to be enforced on all lots. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit. The large trees provided by the street trees and the required 1 large tree per lot, will provide the vertical articulation that is currently missing from this farm field. The top two concerns of home buyers when they are looking at new construction are 1) Cost vs existing inventory and 2) Lack of mature trees. We believe this proposal attempts to address those concerns as effectively as possible. Additionally we have added 285 native tree saplings to Estates Tract B that is between the Meadow and the estates. (45 swamp white Oak, 60 Bald Cypress, 100 Eastern Red Cedar, 50 Black Cherry, 30 Burr Oak) While it is tempting to disregard the placement of street trees in development, we believe in creating developments that are beautiful at creation and for years to come. Trees with 50'+ canopies at maturity will have a significant impact on the landscaping of a yard and cannot be ignored. Utilizing lot 2 as an example to the current code, the front yard would include 1 street tree, 2 small trees and 2 shrubs in an area that is 25' x 20'. With our desire to use large street trees, it is a death sentence for the small trees. While the applicant could substitute another large tree, that would result in two 50'+ canopies in an area that is barely large enough for 1. Meanwhile, there is a collector road with visibility of the rear façade of the home. Clearly, these trees would be better placed in the rear of the home. Other instances in the code substitute large trees for small trees at a ratio of 2:1. We are requesting a substitution rate of 1.65:1. So while there is a reduction in the number of trees for this development there is significant increase in quality as a tradeoff.*

Staff Comment: *The standard is for one small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage, the applicant provided a landscape proposal that proposes the use of large street trees (approximately 1 adjacent to each lot). The applicant has indicated that with a large street tree and small front yard, the same goal for shade is achieved, staff supports a consistent standard of one tree per lot and recommends approval of this deviation.*

CITY CODE - Meadows Phase 1	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQURED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT TOTAL LOT TREES
TOTAL	45 CITY	59 APPLICANT	43 CITY	OR	28 CITY	OR	28 CITY	0 APPLICANT	28 CITY	27 APPLICANT	55 CITY	54 APPLICANT	71 CITY	OR	56 CITY	OR	56 CITY	27 APPLICANT
	STREET TREES		FRONTAGE TREES						OPEN SPACE TREES		SHRUBS		TOTAL LOT TREES					

STAFF ANALYSIS - FINAL PLAT

17.03.020 (E1) Review Criteria:

a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and

access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

Staff Comment: *The final plat is in substantial compliance with the preliminary plat considering the number of lots, block layout, street designs and access.*

b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.*

c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place. Public improvements are to be complete prior to the issuance of a building permit.*

d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

Staff Comment: *No deviations are requested on this final plat.*

e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Planning staff recommends approval of the final plat with the conditions outlined in the Recommended Motion below.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

ELECTRIC –

Electric utilities will be provided to the property by the City. The City will extend the utilities across the interstate and to the development. Easements have been provided to the Electric Division.

WATER –

Water is to be provided by WaterOne. The applicant will work with the appropriate water district for approval and installation.

SANITARY SEWER –

Sanitary sewer will be provided by the City of Gardner. The utilities will be extended across the interstate and a new lift station will need to be installed generally located along the southern portion of the project in its entirety and located outside of all detention and stream setback areas. The sanitary sewer line locations will be further defined with the public improvement plans. After the location of the lift station is determined, Utilities staff will work with the applicant for any necessary easements and access drives beyond this phase.

STORM SEWER –

Storm sewer improvements are provided for with the proposed storm water detention and drainage areas. A final storm water study has been submitted and comments are being

addressed with the Public Works Department. The final study will need to be approved prior to the release of the plat for recording.

ROADWAY NETWORK & VEHICULAR ACCESS –

The applicant is proposing to construct an arterial road, New Trails Parkway, with the first and fourth phases of the Meadows development. A collector will be constructed partially with Meadows Phase one and the remainder will be constructed with the commercial to the north. Local streets within the residential development will be constructed by the developer. Additionally the Transportation Impact Study stated that in the first phase of the development that an eastbound right turn and westbound left turn lane are to be provided from 175th Street to New Trails Parkway.

With the project being adjacent to Interstate 35 and within the impact area of the interchange, the Kansas Department of Transportation (KDOT) will need to review the TIS regarding access to 175th Street, at the final development and final plat phases. KDOT has accepted the TIS "in concept".

SIDEWALKS –

The Neighborhood Local street design requires a 5' sidewalk along both sides of the street. A deviation to allow for all lots either to be adjacent to a trail or to have a sidewalk has been approved.

The arterial street is to have a 10' trail on the south side and the collector will require a 5' sidewalk on both sides. These will be designed and constructed with the street and reviewed and approved by the City Engineer.

NEW CENTURY AIRCENTER –

The subject property is within the New Century AirCenter Airport Interest Area and within 1 mile of airport owned property. The Johnson County Airport Board heard this petition on May 27, 2020 and sent it with a unanimous recommendation for approval to the Johnson County Board of County Commissioners to be heard at their June 25th meeting.

EXCISE TAX

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. The applicant is paying for and constructing the new arterial street, New Trails Parkway, which is what the excise tax is earmarked for. The exemption states, "The reasonable cost for construction to City standards of a major street abutting and serving land included in the plat, required by the City and accepted as a condition for approval of a plat. Reasonableness of costs shall be determined by the City Engineer based on information presented to the City." The City is working with the applicant on this.

ATTACHMENTS

I. Final development plan document

II. Final plat document
III. Meadows Lot Landscape Comparison
IV. Applications

ACTIONS

Per Section 17.03.010 (G) of the *Gardner Land Development Code*, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications to lessen or mitigate a potential impact from the proposed application.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

EFFECT OF DECISION

Final Development Plan – Approval of a final development plan shall authorize the applicant to apply for a building permit and other applicable permits. The Director may approve minor amendments to approved final development plans without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative site plan, or any change that is different from any condition of approval of the final development plan.

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications, and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

RECOMMENDATION – FINAL DEVELOPMENT PLAN

Staff recommends approval of the final development plan for Prairie Trace Meadows 1st Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FDP-20-02, a final development plan for Prairie Trace Meadows, on a portion of tax ID CF231429-3002 and final development plan dated May 19, 2020, and staff report

dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the landscape plan to update the information regarding 177th Street to be a Collector-Standard Street.
2. Potential condition regarding deviation #3 - remove condition if deviation to omit frontage trees is to be granted.
3. Update the plans to reflect any approved deviations.
4. Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.
5. Record a drainage easement by separate instrument for the storm sewer that is planned to be west of the phase boundary.
6. Add a note to the face of the plan that states that the street geometry for New Century Parkway is conceptual in nature and shall be designed based on the recommendations from the Traffic Impact Study and shall gain approval from the Kansas Department of Transportation and City of Gardner.
7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department.
8. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
9. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.
10. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.

RECOMMENDATION – FINAL PLAT

Staff recommends approval of the final plat for Prairie Trace Meadows, First Phase with the conditions outlined in the Recommended Motion below.

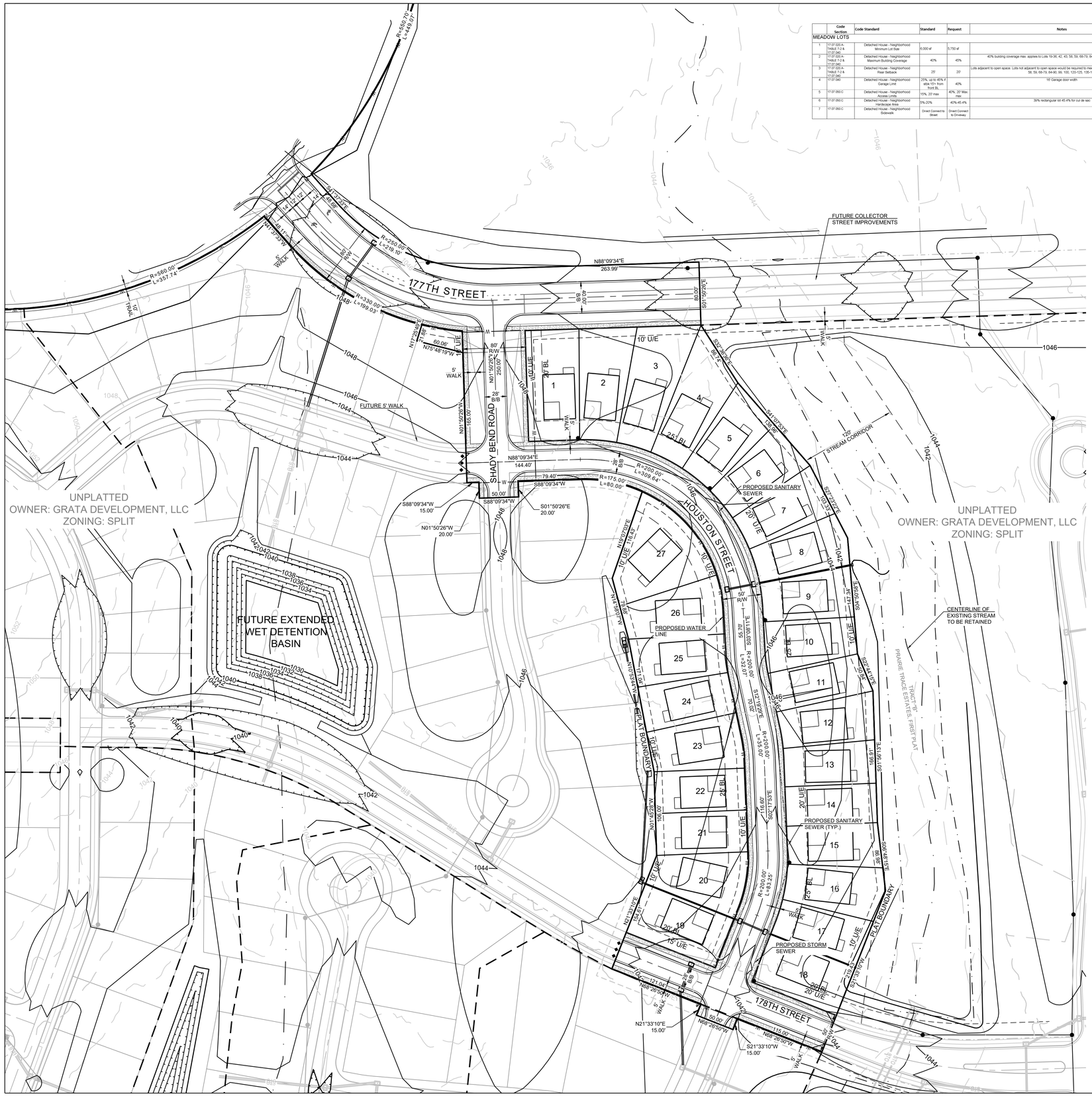
Recommended Motion:

After review of application FP-20-02, a final plat for Prairie Trace Meadows, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020 and staff report dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

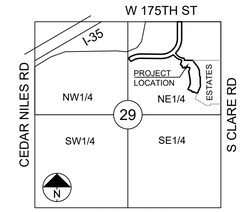
1. Revise the plat to provide rear lot line dimensions for the lots on the east side of Houston Street.
2. Revise the plat to move the note about Tract A so it does not overlap lot area information.
3. Revise the plat to show utility or drainage easements between Lots 8 and 9, Lots 17 and 18, and Lots 19 and 20.
4. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10' concrete trail and associated easements to be located within their 66' gas pipeline easement.
5. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
6. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.
7. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.

8. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.

and recommends the Governing Body accept the dedication of right-of-way and easements.



	Code Section	Code Standard	Standard	Request	Notes
MEADOW LOTS					
1	17.07.020 A-TABLE 7.2 & 17.07.040	Detached House - Neighborhood Minimum Lot Size	6,000 sf	5,750 sf	
2	17.07.020 A-TABLE 7.3 & 17.07.040	Detached House - Neighborhood Maximum Building Coverage	40%	45%	40% building coverage max. applies to Lots 19-36; 42; 43; 58; 59; 68-79; 84-90; 99; 100; 120-125; 135-154
3	17.07.020 A-TABLE 7.2 & 17.07.040	Detached House - Neighborhood Rear Setback	25'	20'	Lots adjacent to open space. Lots not adjacent to open space would be required to meet the 25' setback include lots 19-36; 42; 43; 58; 59; 68-79; 84-90; 99; 100; 120-125; 135-153
4	17.07.040	Detached House - Neighborhood Garage Limit	25%, up to 45% if style 15'+ from front BL	40%	16' Garage door width
5	17.07.050 C	Detached House - Neighborhood Hardscape Area	15%, 20' max	40%, 20' Max. max	
6	17.07.050 C	Detached House - Neighborhood Hardscape Area	5%-20%	40%-45.4%	39% rectangular lot 45.4% for cul de sac
7	17.07.050 C	Detached House - Neighborhood Sidewalk	Direct Connect to Street	Direct Connect to Driveway	



SECTION 14-23-29

LOCATION MAP

SCALE 1" = 2000'

LOT #	AREA (SF)
1	9,268.26
2	8,581.35
3	9,680.83
4	8,929.92
5	6,956.18
6	6,590.06
7	6,608.45
8	6,774.68
9	6,603.69
10	6,517.51
11	6,013.86
12	6,497.74
13	5,985.46
14	5,757.37
15	6,184.24

LOT #	AREA (SF)
16	7,021.45
17	6,319.00
18	7,474.91
19	7,988.49
20	7,515.62
21	6,134.72
22	6,108.24
23	7,120.05
24	6,382.86
25	6,545.22
26	7,509.46
27	11,003.52
R/W	379,719.06
TRACT "A"	1,309.92
TOTAL	575,102

R/W - NEW TRAILS PARKWAY	260,818.27

SITE DATA TABLE (PENDING PRELIMINARY PLAT APPROVALS)

Meadows Detached House - Neighborhood Data

Total Number of lots	27 lots
17.07.020 Zoning Districts – Building Type and Development Standards	
Lot Size Minimum Per Code	6,000 s.f.
Lot Size Minimum Proposed	5,750 s.f.
Lot Width Minimum Per Code	50'
Lot Width Minimum Proposed	50'
Lot Size Minimum Proposed	50' x 115'
Building Coverage Maximum Per Code	40%
Building Coverage Maximum Proposed	45% (adjacent to open space)
Front Setback Per Code	10'-35'
Front Setback Proposed	25'
Interior Side Setback Per Code	5'
Interior Side Setback Proposed	5'
Street Side Setback Per Code	10'
Street Side Setback Proposed	20'
Rear Setback Per Code	25'
Rear Setback Proposed (for lots backing to open space - Lots 1-18)	20'
17.07.030 Building Design Standards	
Frontage Type Required by Code	Neighborhood Yard;Terrace(limited)
Frontage Type Proposed	Neighborhood Yard
Garage Limits Per Code 25% of facade if front-loaded; up to 45% if set back 15'+ from front building line; no limits if side-loaded, rear or detached.(door only).	
Garage Frontage Proposed (16' door)	40%
Single-story front entry feature required	
Single-story entry feature provided	
17.07.050 Frontage Design	
Frontage Type Proposed	Neighboorhood
Depth Minimum Per Code	25'
Depth Proposed	25'
Access Limits Per Code	15% 20' max. per access point
Access Limits Proposed	40% 20' max. per access point
Access Type	Double Driveway
Required Building Frontage Per Code	50%
Building Frontage Proposed	50%
Hardscape Area Per Code	5% - 20%
Hardscaoe Area Proposed on Smallest Yard Lots (cul de sac).	39% for rectangular lot 45.4% for cul de sac lot
Front Entry Walk: Location Per Code	Direct connect to street
Front Entry Walk Proposed	Direct connect to driveway

Street Design Data for Meadows Single Family

17.04.010 Street Networks and Street Design	
NEIGHBORHOOD TYPE-ALL STREETS WITHIN SINGLE FAMILY AREA	
Right of Way Per Code	50'
Right of Way Proposed	50'
Pavement Width Per Code	25'-28' back of curb to back of curb
Pavement Width Proposed	28' back of curb to back of curb
Utility Placement Per Code	Right of way and Easement
Utility Placement Proposed	Right of way and Easement
Sidewalk Per Code	5' one side
Sidewalk Proposed	5' and trail so each lot has access
Planting Area/Amenity Per Code	6'
Planting Amenity Proposed	5'
Drainage/Street Edge	1' – 2' curb/gutter
Drainage/Street Edge Pr0posed	2' curb/gutter
Travel Lane Per Code	9' two way or 14' yield flow
Travel Lane Proposed	9'
Parking Area/Shoulder Per Code	6' limited parking
Parking Area/ Shoulder Proposed	6'
Walkway Type Per Code	Detached Sidewalk
Walkway Type Proposed	Detached Sidewalk
Planting Type Per Code	Tree Lawn
Planting Type Proposed	Tree Lawn
Tree Spacing Per Code	25'-40' on center
Tree Spacing Proposed	25'-40' on center
Bicycle Facility Per Code	None – within traffic flow
Bicycle Facility Proposed	None – within traffic flow
Target Speed Per Code	<20 mph
Target Speed Proposed	<20 mph

NOTES:

1. ALL STRUCTURES SHALL MEET THE BUILDING DESIGN STANDARDS OF THE CODE TO BE REVIEWED AT THE BUILDING PERMIT PHASE.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
3. RESIDENTIAL ACCESS SHALL BE SET BACK AT LEAST 3' FROM THE PROPERTY LINE.
4. BUILDING FOOTPRINTS ARE VISUAL IN NATURE. ALL STRUCTURES SHALL MEET THE STANDARDS OF THE APPROVED PRELIMINARY DEVELOPMENT PLAN.

OWNER/DEVELOPER:

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OVERLAND PARK, KS 66223
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE MEADOWS
FINAL DEVELOPMENT PLANS

175TH ST & I-35 GARDNER, KANSAS

REVISION DATE	DESCRIPTION
1 04/02/2020	PER CITY COMMENTS
2 05/18/2020	PER CITY COMMENTS
3	
4	
5	
6	
7	
8	

DRAWN BY: NCA	CHECKED BY: MAB
DATE PREPARED: 02/07/2020	PROJ. NUMBER: 20-016

SITE PLAN (SOUTH)

SHEET

C1.0

SCALE: 1" = 60'

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SHADE TREES

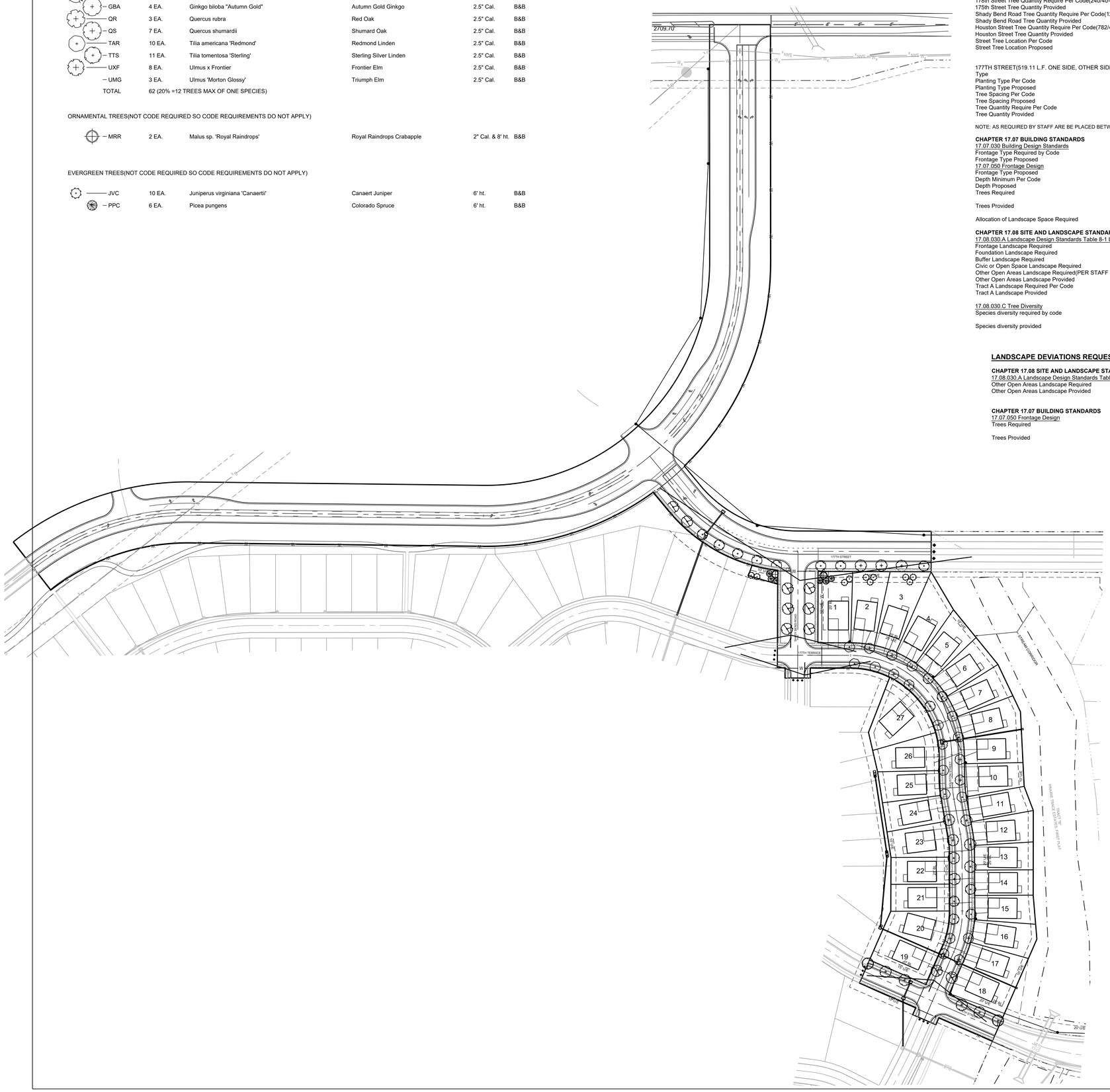
AMM	10 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
ASF	2 EA.	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2.5" Cal.	B&B
ATW	4 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
GBA	4 EA.	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	2.5" Cal.	B&B
QR	3 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
QS	7 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TAR	10 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
TTS	11 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	8 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
UMG	3 EA.	Ulmus 'Morton Glossy'	Triumph Elm	2.5" Cal.	B&B
TOTAL	62 (20% =12 TREES MAX OF ONE SPECIES)				

ORNAMENTAL TREES(NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

MRR	2 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht.	B&B

EVERGREEN TREES(NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

JVC	10 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
PPC	6 EA.	Picea pungens	Colorado Spruce	6' ht.	B&B



MEADOWS DETACHED SINGLE FAMILY LANDSCAPE DATA:

CHAPTER 17.04 SUBDIVISION STANDARDS
17.04.010 Street Networks and Street Design
177TH TERRACE, 178TH STREET, SHADY BEND ROAD AND HOUSTON STREET

Type	Local-Neighborhood (L-N)
Planting Type Per Code	Tree Lawn
Planting Type Proposed	Tree Lawn
Tree Spacing Per Code	25'-40' on center
Tree Spacing Proposed	1 per 40' along tracts to be installed by developer 1 per 40' on lots by home builder
177th Terrace Tree Quantity Require Per Code(72/40=2 per side)	2 Trees Per Side
177th Terrace Tree Quantity Provided	1 Tree Per Side due to sight triangle
178th Street Tree Quantity Require Per Code(240/40=6 per side)	6 Trees Per Side
175th Street Tree Quantity Provided	6 Trees Per Side
Shady Bend Road Tree Quantity Require Per Code(126/40=3 per side)	3 Trees Per Side
Shady Bend Road Tree Quantity Provided	3 Trees Per Side
Houston Street Tree Quantity Require Per Code(782/40=20 per side)	20 Trees Per Side
Houston Street Tree Quantity Provided	18 Trees Per Side
Street Tree Location Per Code	Between the curb and sidewalk
Street Tree Location Proposed	Between the curb and sidewalk as required by City staff

177TH STREET(519.11 L.F. ONE SIDE, OTHER SIDE LANDSCAPED WITH FUTURE COMMERCIAL DEVELOPMENT)

Type	Collector-Neighborhood (C-N)
Planting Type Per Code	Tree Lawn
Planting Type Proposed	Tree Lawn
Tree Spacing Per Code	40'-60' on center
Tree Spacing Proposed	1 per 40'
Tree Quantity Require Per Code	519.11'/40'=13 Trees
Tree Quantity Provided	13 Trees

NOTE: AS REQUIRED BY STAFF ARE BE PLACED BETWEEN THE SIDEWALK AND CURB.

CHAPTER 17.07 BUILDING STANDARDS
17.07.030 Building Design Standards

Frontage Type Required by Code	Neighborhood Yard;Terrace(limited)
Frontage Type Proposed	Neighborhood Yard
17.07.050 Frontage Design	
Frontage Type Proposed	Neighborhood Yard
Depth Minimum Per Code	25'
Depth Proposed	25'
Trees Required	1 small tree for every 50' feet of frontage; OR 1 medium or large tree for every 100' of frontage (in addition to required street trees) Deviation requested see deviation section below and narrative
Trees Provided	
Allocation of Landscape Space Required	Allocation of space shall be: hardscape 39% rectangular lot 45.4 for cul de sac

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS
17.08.030.A Landscape Design Standards Table 8-1 Landscape Requirements

Frontage Landscape Required	See below CHAPTER 17.07 SECTION 17.07.050
Foundation Landscape Required	None
Buffer Landscape Required	None per table 8-2 Buffer Planting Requirements
Civic or Open Space Landscape Required	No Code Required Open Space In This Phase So Not Required
Other Open Areas Landscape Required(PER STAFF THIS IS REQUIRED ON EACH LOT)	1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn
Other Open Areas Landscape Provided	Deviation requested see deviation section below and narrative
Tract A Landscape Required Per Code	Per City Staff none required since not Code Required Open Space
Tract A Landscape Provided	Entry Landscape Per Owner Discretion
17.08.030.C Tree Diversity	
Species diversity required by code	5-10 trees req. 2 geus min 50% max of 1 species, 11-20 trees req. 3 genus and 5 species 33% max of 1 species, 21-50 trees req 3 genus and 5 species 20% max of 1 species
Species diversity provided	At least 3 genus; AND At least 5 species. No more than 20% of any one species

LANDSCAPE DEVIATIONS REQUESTED:

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS
17.08.030.A Landscape Design Standards Table 8-1 Landscape Requirements

Other Open Areas Landscape Required	1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn
Other Open Areas Landscape Provided	DEVIATION REQUESTED Landscape provided per HOA standards see narrative

CHAPTER 17.07 BUILDING STANDARDS
17.07.050 Frontage Design

Trees Required	1 small tree for every 50' feet of frontage; OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)
Trees Provided	DEVIATION REQUESTED Landscape provided per HOA standards see narrative

NOTES:

1. 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.
2. 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 SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60 1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL TREES SHALL COMPLY WITH THE NURSERY TREE QUALITY RECOMMENDATIONS FOUND IN THE Guideline Specifications for Selecting, Planting, and Early Care of Young Trees and Guideline Specifications for Nursery Tree Quality published by THE URBAN TREE FOUNDATION AND THE URBAN FOREST ECOSYSTEMS INSTITUTE AT CAL POLY https://ufei.calpoly.edu/tree_standards.lasso
6. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
7. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
8. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
9. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
10. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
11. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
13. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS
14. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
15. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD 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.
16. ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET THE REQUIREMENTS APPROVED WITH THE FINAL PLAN AND WILL BE REVIEWED AT THE TIME OF THE BUILDING PERMIT.
17. THE BUILDING FOOTPRINTS ILLUSTRATED ON THIS PLAN ARE VISUAL IN NATURE AND ALL STRUCTURES SHALL MEET THE STANDARDS OF THE APPROVED PRELIMINARY AND FINAL DEVELOPMENT PLANS.

0 80' 160'
SCALE: 1" = 80'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
#E-296 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE MEADOWS
FINAL DEVELOPMENT PLANS

175TH ST & I-35 GARDNER, KANSAS

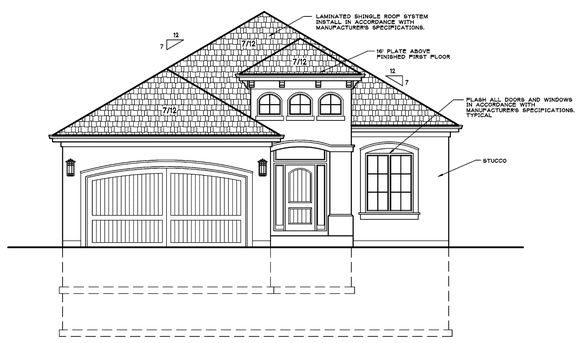
REVISION	DATE	DESCRIPTION
1	4-20-2020	CITY COMMENTS
2	4-21-2020	OWNER CHANGES TO DEVIATION REQUEST
3	5-18-2020	CITY COMMENTS
4		
5		
6		
7		
8		

DRAWN BY:	####
CHECKED BY:	####
DATE PREPARED:	02/07/2020
PROJ. NUMBER:	20-016

STREET TREE & BUFFER LANDSCAPE PLAN

L1.0

I:\PROJECTS\2020\20-016\3.0 Design\3.0 FDP\20-016-FDP LP.dwg, 5/19/2020 9:13:40 AM, 1:1



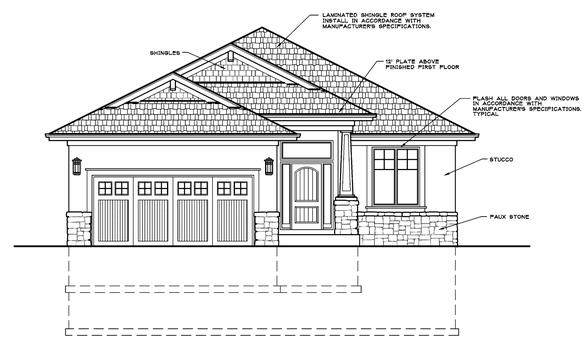
FRONT ELEVATION

SCALE: 1/4"= 1'-0"

GABRIEL HOMES

TRIAM 3 Architects Inc.
PHONE: 913-469-1919 FAX: 913-469-1918
DATE: 1-16-2014
REVISIONS:
PLAN #: 13-068R

3
TUSCAN



FRONT ELEVATION

SCALE: 1/4"= 1'-0"

GABRIEL HOMES

TRIAM 3 Architects Inc.
PHONE: 913-469-1919 FAX: 913-469-1918
DATE:
REVISIONS:
PLAN #: 13-068R

3
CRAFTSMAN

SCHLAGEL
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE MEADOWS
FINAL DEVELOPMENT PLANS

175TH ST & I-35 GARDNER, KANSAS

REVISION DATE	DESCRIPTION
04/02/2020	PER CITY COMMENTS
05/19/2020	PER CITY COMMENTS

DRAWN BY: ####	
CHECKED BY: ####	
DATE PREPARED: 02/07/2020	
PROJ. NUMBER: 20-016	

TYPICAL HOUSE ELEVATIONS

SHEET

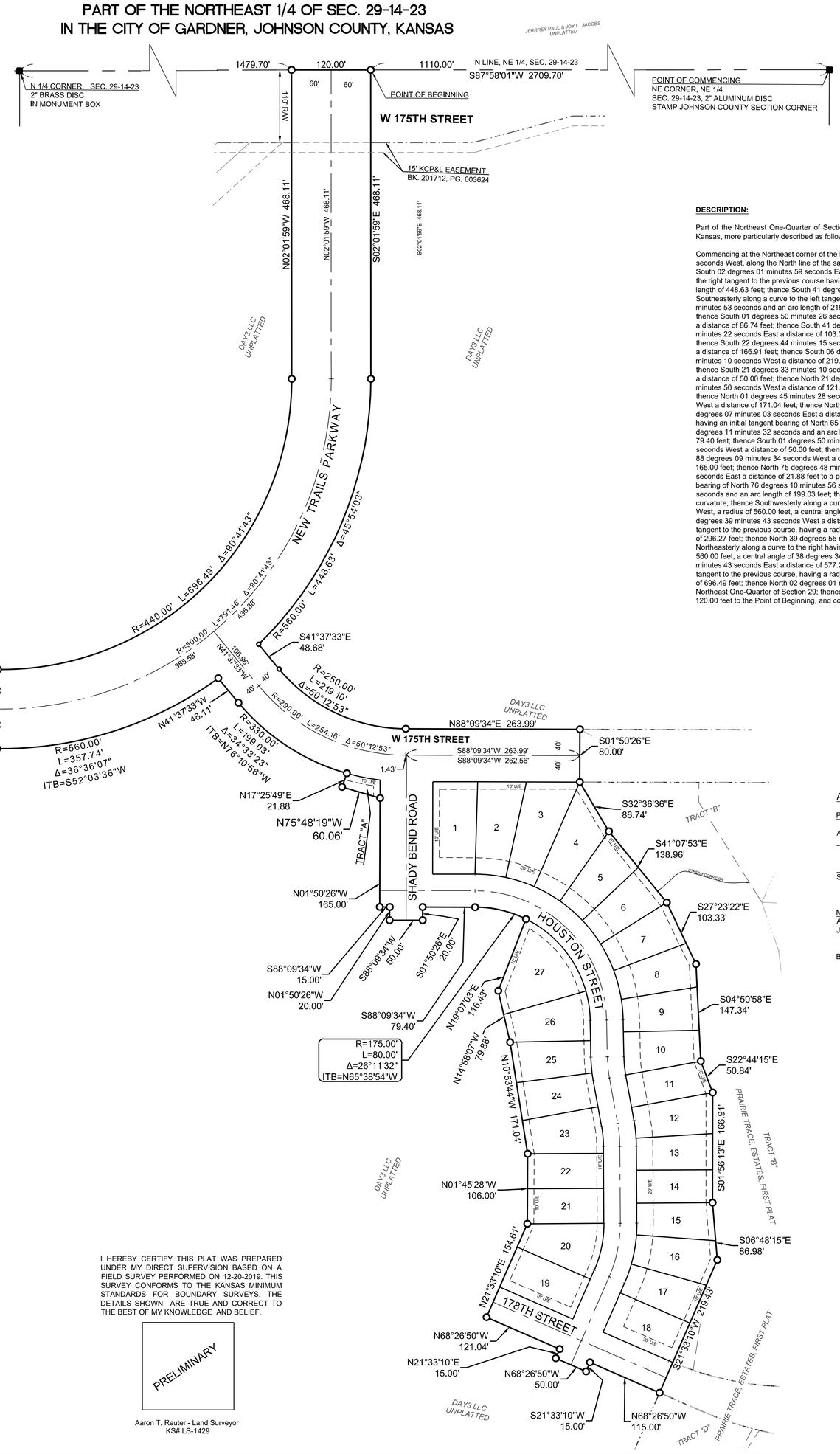
A1.0

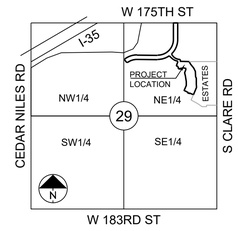
I:\PROJECTS\2020\20-016\3.0 Design\3.0 DWG Plans\3.0 FDP\20-016-FDP-ELEVATIONS.dwg, 5/19/2020 9:14:00 AM, 1:1

FINAL PLAT OF

PRAIRIE TRACE MEADOWS, FIRST PLAT

PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS





SECTION 14-23-29

LOCATION MAP
SCALE 1" = 2000'

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PRAIRIE TRACE MEADOWS, FIRST PLAT".

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, avenues and alleys 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 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 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.

FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the FIRM Map 20091C0121G, revised August 3, 2009.

DESCRIPTION:

Part of the Northeast One-Quarter of Section 29, Township 14 South, Range 23 East, now in the City of Gardner, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 29; thence South 87 degrees 58 minutes 01 seconds West, along the North line of the said Northeast One-Quarter, a distance of 1110.00 feet to the Point of Beginning; thence South 02 degrees 01 minutes 59 seconds East a distance of 468.11 feet to a point of curvature; thence Southwesterly along a curve to the right tangent to the previous course having a radius of 560.00 feet, a central angle of 45 degrees 54 minutes 03 seconds and an arc length of 448.63 feet; thence South 41 degrees 37 minutes 33 seconds East a distance of 48.68 feet to a point of curvature; thence Southeasterly along a curve to the left tangent to the previous course, having a radius of 250.00 feet, a central angle of 50 degrees 12 minutes 53 seconds and an arc length of 219.10 feet; thence North 88 degrees 09 minutes 34 seconds East a distance of 263.99 feet; thence South 01 degrees 50 minutes 26 seconds East a distance of 80.00 feet; thence South 32 degrees 36 minutes 36 seconds East a distance of 86.74 feet; thence South 41 degrees 07 minutes 53 seconds East a distance of 138.96 feet; thence South 27 degrees 23 minutes 22 seconds East a distance of 103.33 feet; thence South 04 degrees 50 minutes 58 seconds East a distance of 147.34 feet; thence South 22 degrees 44 minutes 15 seconds East a distance of 50.84 feet; thence South 01 degrees 56 minutes 13 seconds East a distance of 166.91 feet; thence South 06 degrees 48 minutes 15 seconds East a distance of 86.98 feet; thence South 21 degrees 33 minutes 10 seconds West a distance of 219.43 feet, thence North 68 degrees 26 minutes 50 seconds West a distance of 115.00 feet; thence South 21 degrees 33 minutes 10 seconds West a distance of 15.00 feet; thence North 68 degrees 26 minutes 50 seconds West a distance of 50.00 feet; thence North 21 degrees 33 minutes 10 seconds East a distance of 15.00 feet; thence North 68 degrees 26 minutes 50 seconds West a distance of 121.04 feet; thence North 21 degrees 33 minutes 10 seconds East a distance of 154.61 feet; thence North 01 degrees 45 minutes 28 seconds West a distance of 106.00 feet; thence North 10 degrees 53 minutes 44 seconds West a distance of 171.04 feet; thence North 14 degrees 58 minutes 07 seconds West a distance of 79.88 feet; thence North 19 degrees 07 minutes 03 seconds East a distance of 116.43 feet to a point of curvature; thence Northwesterly along a curve to the left having an initial tangent bearing of North 65 degrees 38 minutes 54 seconds West, a radius of 175.00 feet, a central angle of 26 degrees 11 minutes 32 seconds and an arc length of 80.00 feet; thence South 88 degrees 09 minutes 34 seconds West a distance of 79.40 feet; thence South 01 degrees 50 minutes 26 seconds East a distance of 20.00 feet; thence South 88 degrees 09 minutes 34 seconds West a distance of 50.00 feet; thence North 01 degrees 50 minutes 26 seconds West a distance of 20.00 feet; thence South 88 degrees 09 minutes 34 seconds West a distance of 15.00 feet; thence North 01 degrees 50 minutes 26 seconds West a distance of 165.00 feet; thence North 75 degrees 48 minutes 19 seconds West a distance of 60.06 feet; thence North 17 degrees 25 minutes 49 seconds East a distance of 21.88 feet to a point of curvature; thence Northwesterly along a curve to the right having an initial tangent bearing of North 76 degrees 10 minutes 56 seconds West, a radius of 330.00 feet, a central angle of 34 degrees 33 minutes 23 seconds and an arc length of 199.03 feet; thence North 41 degrees 37 minutes 33 seconds West a distance of 48.11 feet to a point of curvature; thence Southwesterly along a curve to the right having an initial tangent bearing of South 52 degrees 03 minutes 36 seconds West, a radius of 560.00 feet, a central angle of 36 degrees 36 minutes 07 seconds and an arc length of 357.74 feet; thence South 88 degrees 39 minutes 43 seconds West a distance of 577.23 feet to a point of curvature; thence Southwesterly along a curve to the left tangent to the previous course, having a radius of 440.00 feet, a central angle of 38 degrees 34 minutes 48 seconds and an arc length of 296.27 feet; thence North 39 degrees 55 minutes 04 seconds West a distance of 120.00 feet to a point of curvature; thence Northeasterly along a curve to the right having an initial tangent bearing of North 50 degrees 04 minutes 56 seconds East, a radius of 560.00 feet, a central angle of 38 degrees 34 minutes 48 seconds and an arc length of 377.07 feet; thence North 88 degrees 39 minutes 43 seconds East a distance of 577.23 feet to a point of curvature; thence Easterly and Northerly along a curve to the left tangent to the previous course, having a radius of 440.00 feet, a central angle of 90 degrees 41 minutes 43 seconds and an arc length of 696.49 feet; thence North 02 degrees 01 minutes 59 seconds West a distance of 468.11 feet to a point on the North line of the said Northeast One-Quarter of Section 29; thence North 87 degrees 58 minutes 01 seconds East along the said North line, a distance of 120.00 feet to the Point of Beginning, and containing 13.2025 acres, more or less.

CONSENT TO LEVY:

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

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri limited liability company, by the authority of its Manager, has caused this instrument to be executed, this _____ day of _____, 2020.

DAY3, LLC,

_____
By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____)
)ss.
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____ 2020, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri Limited Liability Company , who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

_____
Notary Public

My Commission Expires:_____

_____
Print Name

APPROVALS:

PLANNING COMMISSION:

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas this ___ day of _____, 2020.

_____
Scott Boden, Chair

MAYOR:
ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas this ____ day of _____, 2020.

BY: _____ Attest:_____
Steve Shute, Mayor Sharon Rose, City Clerk

OWNER:
DAY3 LLC
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

DEVELOPER:
GRATA DEVELOPMENT
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY

SCALE: 1" = 80'

BASIS OF BEARINGS:
KANSAS STATE PLANE
COORDINATE SYSTEM
(NAD)1983, KANSAS,
NORTH ZONE

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-20-2019. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

Aaron T. Reuter - Land Surveyor
KS# LS-1429

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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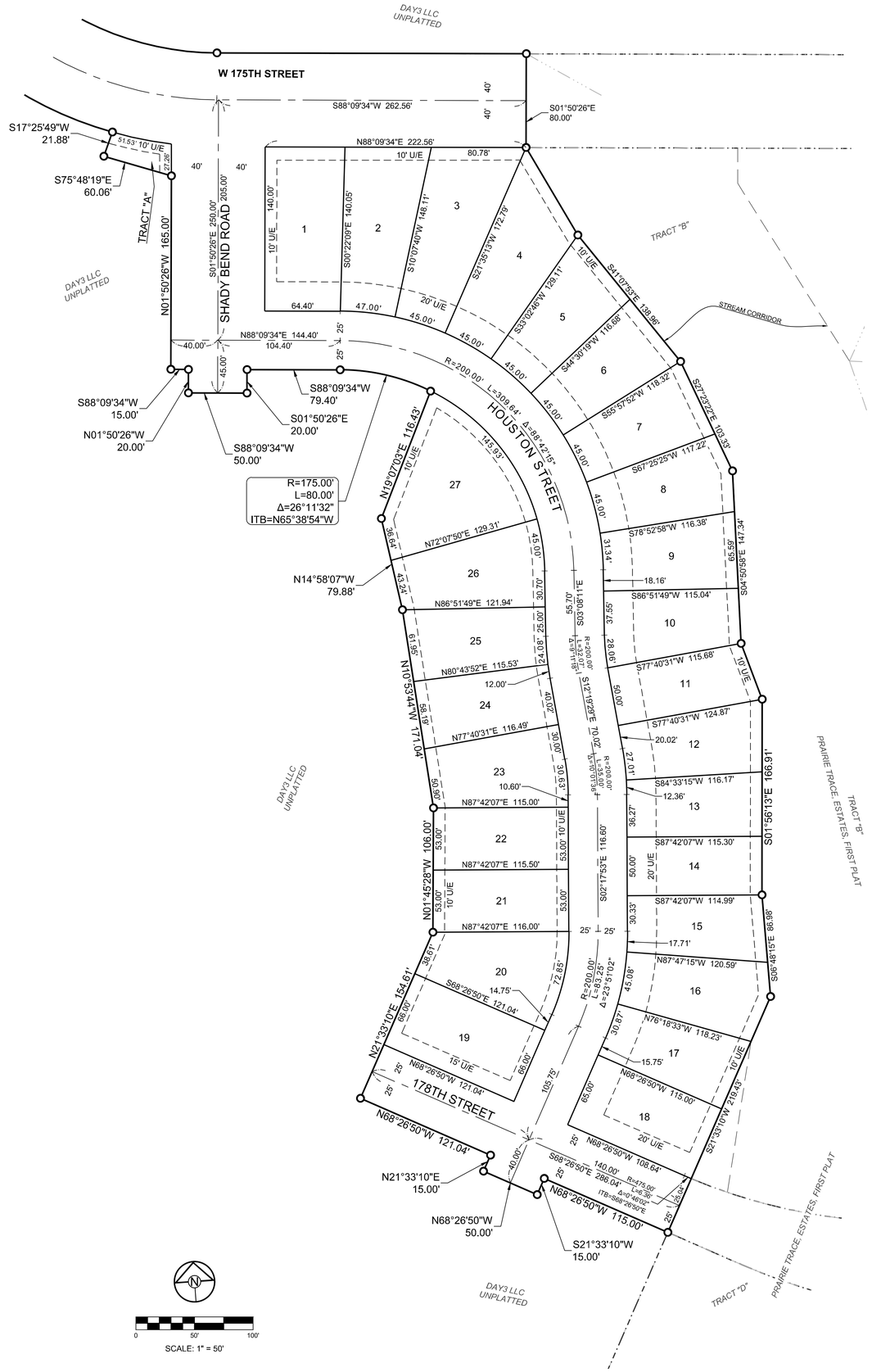
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

DATE 02-07-2020	FINAL PLAT OF PRAIRIE TRACE MEADOWS FIRST PLAT
DRAWN BY JWT	
CHECKED BY AR	
PROJ. NO. 20-016	SHEET NO. 1 OF 2

FINAL PLAT OF

PRAIRIE TRACE MEADOWS, FIRST PLAT

PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS



LOT #	AREA (SF)
1	9,268.26
2	8,581.35
3	9,680.83
4	8,929.92
5	6,956.18
6	6,590.06
7	6,608.45
8	6,774.68
9	6,603.69
10	6,517.51
11	6,013.86
12	6,497.74
13	5,985.46
14	5,757.37
15	6,184.24

LOT #	AREA (SF)
16	7,021.45
17	6,319.00
18	7,474.91
19	7,988.49
20	7,515.62
21	6,134.72
22	6,108.24
23	7,120.05
24	6,382.86
25	6,545.22
26	7,509.46
27	11,003.52
R/W	379,719.06
TRACT "A"	1,309.92
TOTAL	575,102

Tract "A" shall be owned and maintained by the Homes Association or their authorized representatives thereof and used for landscaping purposes and open space.

SCALE: 1" = 50'

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PRAIRIE TRACE MEADOWS, FIRST PLAT".

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, avenues and alleys 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 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 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 and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY:

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

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of DAY3 DEVELOPMENT, LLC, a Missouri limited liability company, by the authority of its Manager, has caused this instrument to be executed, this _____ day of _____, 2020.

DAY3 DEVELOPMENT, LLC,

_____

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____)
)ss.
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____ 2020, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of DAY3 DEVELOPMENT, LLC, a Missouri Limited Liability Company , who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

_____
Notary Public — My Commission Expires:_____

_____
Print Name

APPROVALS:

PLANNING COMMISSION:

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas this ___ day of _____, 2020.

_____
Scott Boden, Chair

MAYOR:
ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas this ____ day of _____, 2020.

BY: _____ Steve Shute, Mayor — Attest:_____ Sharon Rose, City Clerk

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-20-2019. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

Aaron T. Reuter - Land Surveyor
KS# LS-1429

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Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

DATE 02-07-2020	FINAL PLAT OF PRAIRIE TRACE MEADOWS FIRST PLAT
DRAWN BY JWT	
CHECKED BY AR	
PROJ. NO. 20-016	SHEET NO. 2 OF 2

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

SITE PLAN AND DESIGN REVIEW
FINAL DEVELOPMENT PLAN
APPLICATION

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) GRATA DEVELOPMENT, LLC
Contact TRAVIS SCHRAM, MANAGER
Address 6300 W. 143RD STREET, SUITE 200
City OVERLAND PARK State KANSAS Zip 66223
Phone 913-732-4778 Email TRAVIS@GRATA.LAND

APPLICANT/AGENT INFORMATION

Name(s) SCHLAGEL & ASSOCIATES, P.A.A
Contact MARK BREUER, PE
Address 14920 W. 107TH STREET
City LENEXA State KANSAS Zip 66215
Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

SITE INFORMATION

Property Address/Location: S. CLARE ROAD AND 175TH STREET
Legal Description (Attach If Necessary) SEE THE ATTACHED LEGAL DESCRIPTION
Number of Existing Lots N/A Number of Proposed Lots _____
Total Site Area _____ Present Zoning A.C-2, M-1
Proposed Use RESIDENTIAL Present Land Use AG
Proposed Street Design Type(s) & Class SUBURBAN
Proposed Type(s) Open & Civic Space NATURAL AREA, TRAIL GREENWAY, PARK (POOL)
Proposed Frontage Type(s) SUBURBAN NEIGHBORHOOD
Proposed Building Types(s) DETACHED HOMES - SUBURBAN NEIGHBORHOOD

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for a site plan and design review or final development plan as indicated above.

Signature(s): _____ Date 2/7/20
_____ Date _____

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

SITE PLAN AND DESIGN REVIEW, AND FINAL DEVELOPMENT PLAN APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

Yes	No	
☒	☐	1. **Complete application packet**
☒	☐	2. **Application fee**
☒	☐	3. **10 complete sets of full sized plans printed including color elevations, folded**
☒	☐	4. **Digital copies (PDF) of the completed application, plans, and legal description**
☐	☒	5. **Copy of all covenants and restrictions applicable to the development**, if applicable.
☒	☐	6. **Sign posting affidavit.**
☐	☐	7. **Evidence of the establishment of the agency for the ownership and maintenance of any common** open space and all assurances of the financial and administrative ability of such agency or document dedicating the facilities to the city.
☐	☐	8. **Deeds of dedication for all rights-of-way or easements** required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan.
☐	☐	9. **Evidence of satisfaction of any conditions of the preliminary development plan approval** which were conditions precedent to consideration of the final development plan.
☒	☐	10. **Final Stormwater Management Plan** (2 printed and 1 digital copy)
☒	☐	11. **Final Traffic Impact Study** (TIS) as required by the Access Management Code. (2 printed and 1 digital copy)

PLAN REQUIREMENTS

☒	☐	1. **Vicinity map** to scale with north point showing railroads, major streams or rivers, and public streets in the vicinity of the site. (Suggested scale of 1" = 1000'.)
☒	☐	2. **Boundary lines of the subdivision** shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).
☒	☐	3. **Scale, legend, and north arrow** clearly shown, with orientation at top or left as north (not less than 1"=100' scale).
☒	☐	4. **Dates of plan preparation** and/or plan revisions.
☒	☐	5. **Ownership, zoning, and land use of the site and surrounding properties** within 200 feet; both existing and proposed.
☒	☐	6. **Names, addresses, and phone numbers of all companies, firms, or individuals involved** in the preparation of the plan (i.e. developer, property owner, architect, landscape architect, planner, engineer, surveyor, etc.)
☒	☐	7. **Setback lines:** building and parking with dimensions in feet.

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Yes	No	
☒	☐	8. **Setback lines:** building and parking with dimensions in feet.
☒	☐	9. **Lots and tracts identified clearly**, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet and acres.
☒	☐	10. **Note on the plan indicating intended ownership, purpose, and maintenance responsibilities** for any parcels labeled as tracts.
☒	☐	11. **Setback lines:** building and parking with dimensions in feet.
☒	☐	12. **Location of existing open space, alleys, parks, streams, ponds, vegetation** or other similar features within plan area, and whether they are to be retained or removed.
☒	☐	13. **Existing utilities**, including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection.
☒	☐	14. **Proposed street network**, including right-of-way, bearings, tangents, dimensions, and horizontal and vertical curvature data along the centerline of each street.
☒	☐	15. **All public streets within the plan conform** to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications. Design of crosswalks, on street parking, shoulder, pavement and lane dimensions.
☒	☐	16. **Intersection site distance analysis**.
☒	☐	17. **Driveways, parking lots and stalls, aisles, and loading** and service areas and docks and dimensions.
☒	☐	18. **Median breaks and turning lanes**, including sizes and radii; both existing and proposed.
☐	☒	19. **Vehicle maneuvering/turning templates** reflecting the site can accommodate a minimum SU-30 class vehicles (for emergency access to all areas of the site), and the appropriate site-design vehicle for any other special areas of the site (such as delivery or dock areas, etc.), as necessary.
☒	☐	20. **Existing and proposed sidewalks** and/or trail locations including proposed widths.
☒	☐	21. **Proposed utilities**, including approximate location of sanitary sewer, water main, and street lights.
☒	☐	22. **Existing and proposed easements** with dimensions. Existing easements shall be labeled with book and page number.
☒	☐	23. **Any area within a federally designated floodplain**. Location, stations, and elevations of the 100-year floodplain within the plan area and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).
☒	☐	24. **Stream corridor boundary** and dimensions.
☒	☐	25. **Phasing Plan**, if applicable.

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Yes	No	
[X]	[ ]	26. **Planned amenities**, such as fountains, art, outdoor seating, waste receptacles, etc.
[ ]	[ ]	27. **Any buildings within the plan area** which are existing or proposed, with status indicated including dimensions (i.e. to remain, remodel, new, to be demolished as part of Phase 2, etc.).
[ ]	[X]	28. **Distances between all buildings**, between buildings and property lines, and between parking areas and property lines.
X		29. **Existing Topography and Proposed Grading** of the area contained in the plan area and within 20 feet of the boundary shown by 2-foot contour intervals. Contour lines shall be legible but not overpowering.
[X]	[ ]	30. **Building elevations** depicting the architectural style, size, exterior construction materials, and colors for each type of building proposed, and dimensions. If an architectural theme is planned, elaboration on the intent and extent of the scheme and details shall be provided. Elevations shall provide sufficient information to determine relationships between various elements, building height, proportion, bedroom counts, approximate square footage, etc. Rooftop and ground-mounted mechanical equipment shall be shown on elevations.
[ ]	[X]	31. **Screen walls, fences, trash enclosures, and mail kiosks** (existing and proposed), including location, height, and materials.
[X]	[ ]	32. **Table indicating lots, land areas, buildings, number of stories, building coverage, and all other quantities relative** to the submitted plan that are required to determine compliance with City codes. For commercial buildings, indicate service floor areas and number of tenant spaces, if applicable. For residential buildings, indicate dwelling units; if multiple building types, provide an additional table indicating dwelling units by building type.
[ ]	[X]	33. **Table indicating required and proposed parking spaces**.
[X]	[ ]	34. **Landscaping plan and table** indicating all proposed landscaping, noting common and botanical names, numbers, and planting sizes. Note all other areas to be sodded.
[X]	[ ]	35. **All exterior sign locations**. Include elevations and details.
[ ]	[X]	36. **All outside lighting facilities:** Location, height, wattage, and type including shielding, for buildings, parking lots and outdoor storage areas.
[ ]	[X]	37. **Outdoor storage areas**, including location, dimensions and design.
[X]	[ ]	38. **Planned amenities**, such as fountains, art, outdoor seating, waste receptacles, etc.
[X]	[ ]	39. **Preliminary design and location of all proposed storm drainage** conveyance, detention and treatment facilities and locations of existing drainage facilities.

I hereby submit all information required for a site plan and design review, or final development plan application review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted.

Signature of Applicant

2/7/20
Date

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OWNER AFFIDAVIT

I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February 2020, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize SCHLAGEL & ASSOCIATES, PA (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding PRAIRIE TRACE MEADOWS (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 7th day of February, 2020, by Grata Development, Travis Schram, Manager

My Commission Expires:

Notary Public

MARCIA K. BERGIN
Notary Public, State of Kansas
My Appointment Expires
February 23, 2020

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FINAL PLAT APPLICATION

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) GRATA DEVELOPMENT, LLC
Contact TRAVIS SCHRAM, MANAGER
Address 6300 W. 143RD STREET, SUITE 200
City OVERLAND PARK State KANSAS Zip 66223
Phone 913-732-4778 Email TRAVIS@GRATA.LAND

APPLICANT/AGENT INFORMATION

Name(s) SCHLAGEL & ASSOCIATES, P.A.
Contact MARK BREUER, PE
Address 14920 W. 107TH STREET
City LENEXA State KANSAS Zip 66215
Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

SITE INFORMATION

Property Address/Location S. CLARE ROAD AND 175TH STREET
Legal Description (Attach If Necessary) SEE THE ATTACHED LEGAL DESCRIPTION
Number of Existing Lots N/A Number of Proposed Lots 27
Total Site Area 12.7633 Present Zoning A-C-2, M-1
Number of Existing Structures N/A Present Land Use VACANT/AGRICULTURE
Proposed Street Design Type(s) & Class SUBURBAN
Proposed Type(s) Open & Civic Space NATURAL AREA, TRAIL GREENWAY, PARK (POOL)
Proposed Frontage Type(s) SUBURBAN NEIGHBORHOOD
Proposed Building Types(s) DETACHED HOMES - SUBURBAN NEIGHBORHOOD

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s): _____ Date 2/7/20
_____ Date _____

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FINAL PLAT
APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

Yes	No	
x		1. **Complete application packet**
x		2. **Application fee**
x		3. **10 full sized plans printed and folded**
x		4. **Digital copies (PDF) of the completed application, plans, and legal description**
		5. **1 copy of existing covenants and restrictions** applicable to the development, if any (reference book and page).
x		6. **Letter of intent** as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat.
	■	7. **Final Floodplain modeling** using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements).
x		8. **Final Stormwater Management Plan** (2 printed and 1 digital copy)
x		9. **Final Traffic Impact Study** (TIS) as required by the Access Management Code. (2 printed and 1 digital copy)
x		10. **Development Agreement,** if required
x		11. **Street tree plan**

FINAL PLAT DOCUMENT REQUIREMENTS

x		1. **Name of subdivision** (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.)
x		2. **Names, addresses, and phone numbers** of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.).
x		3. **Date of preparation** and/or revisions.
x		4. **Vicinity map** (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.)
x		5. **A legal boundary description** with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres.

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Yes	No	
x		6. **Provide the following sentence after the Legal Description** "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name".
x		7. **Location of monuments,** shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.
x		8. **Boundary lines** of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).
		9. **Accurate dimensions for all lines, angles, and curves**, used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle.
x		10. **Platted and unplatted land** adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted
x		11. **Blocks, lots and tracts** identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.
x		12. **Note on plat** indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts.
x		13. **Existing and proposed easements** with dimensions. Existing easements shall be labeled with book and page number.
x		14. **Any area within a federally designated floodplain.** Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).
	■	15. **Stream corridor boundary** and dimensions.
x		16. **Proposed street right-of-way with dimensions** which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications.
x		17. **Endorsement of the Planning Commission** as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title.
x		18. **Acceptance of Dedication by the Governing Body**, as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing.
x		19. **Signature of Owner**, properly attested.

Yes	No	
x		20. **A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note** stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys."
x		21. **Copies of all pertinent exception documents**, or a copy of a current American Land Title Association (ALTA) survey, or both.
x		22. **Calculation documents** containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat.
x		23. **A statement on the plat concerning prior easement rights** as follows: 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, avenues and alleys 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 from any expense incident to the relocation of any such existing utility installations within said prior easement.
x		24. **A statement on the plat concerning utility easements** as follows: 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 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.
x		25. **A statement on the plat concerning drainage easements** as follows: 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 and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.
x		26. **Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use**, signed by the owners and all other parties who have a mortgage or lien interest in the property.

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Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

Application Submittal Requirements No. 5 - Developer is currently drafting the Covenants + Restrictions.
No. 7 - No Floodplain
Final Plat Document Requirements No. 15 - No Stream Corridor

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.

Signature of Applicant

2/7/20
Date

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OWNER AFFIDAVIT

I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February, 20 20, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize SCHLAGEL & ASSOCIATES, P.A. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding PRAIRIE TRACE MEADOWS (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 7th day of February, 2020, by Grata Development, Travis Schram, Manager

My Commission Expires:

Notary Public

MARCIA K. BERGIN
Notary Public, State of Kansas
My Appointment Expires
February 23, 2020

PLANNING COMMISSION STAFF REPORT **NEW BUSINESS ITEM NO. 2A & 2B**
MEETING DATE: JUNE 23, 2020
PREPARED BY: ROBERT CASE, PLANNER

PROJECT NUMBER / TITLE: FDP-20-03 Final Development Plan and FP-20-03 for Prairie Trace Estates First Plat

PROCESS INFORMATION

Type of Request: Final Development Plan and Final Plat
Date Received: March 13, 2020

APPLICATION INFORMATION

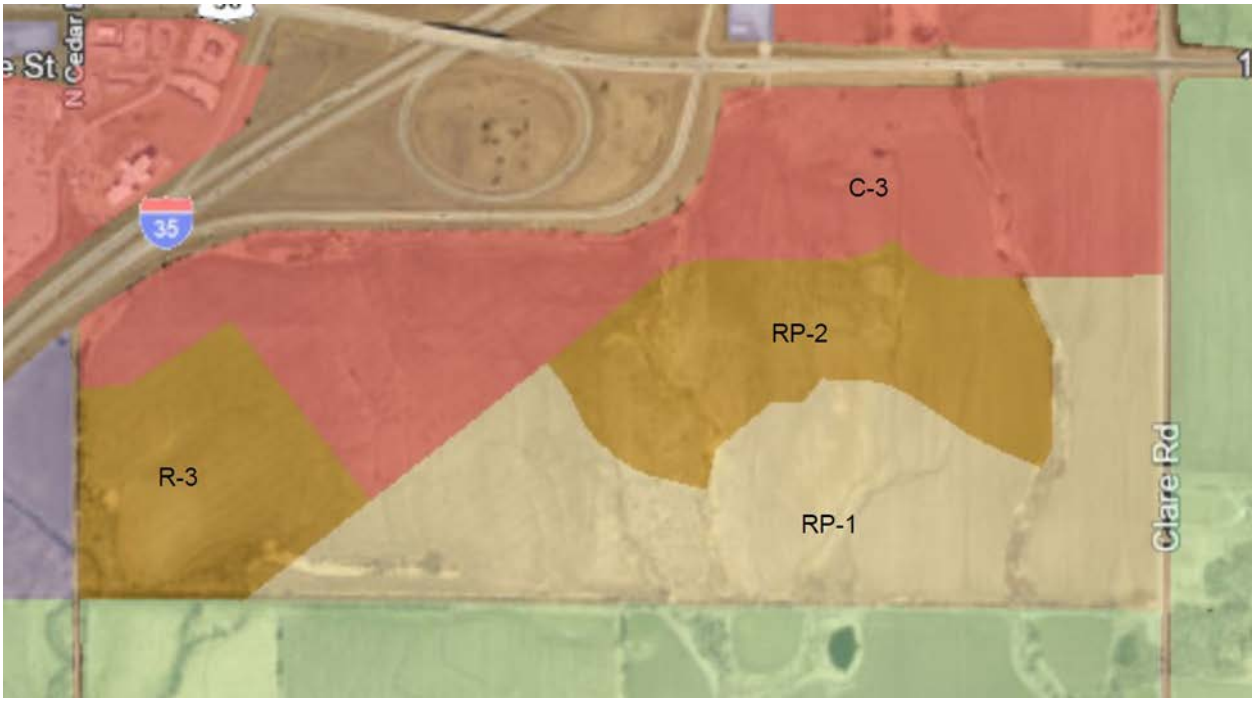
Applicant: Schlagel & Associates, P.A., Mark Breuer, PE
Owner: Day3, LLC (Grata Development)
Parcel ID: CF231429-3002 & CF231429-1001
Location: Southeast corner of the intersection of Interstate 35 and 175th Street

REQUESTED ACTION

The applicant is requesting approval of the final development plan and final plat for Prairie Trace Estates First Plat. The first plat includes 27 single-family residential lots.

EXISTING ZONING AND LAND USE

Currently the property is zoned RP-1, (Planned Single Family Residential) District with an approved preliminary development plan for Prairie Trace Estates. The property is currently cultivated for row crops. The rezoning for Prairie Trace Estates was adopted by the Governing Body at its April 20th, 2020 meeting.

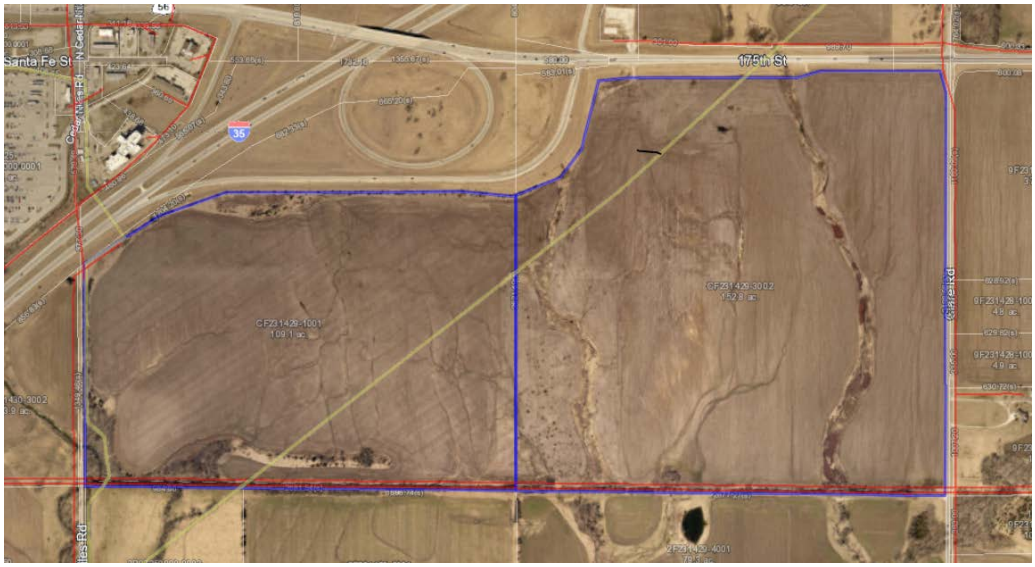


SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
M-1 (Restricted Industrial) District	Vacant
CP-2 (Planned General Commercial) District	Row crops
C-3 (Heavy Commercial) District [northwest]	I-35 ROW, Hotel, retail, restaurant uses
East of subject property	
County RUR (Rural, Agriculture) District	Row crops, homestead
South of subject property	
County RUR (Rural, Agriculture) District	Row crops
West of subject property	
County PEC3 (Planned Light Industrial) District	Row crops
CP-2 (Planned General Commercial) District [northwest]	Retail

EXISTING CONDITIONS

These properties were annexed into the City on September 3, 2019 per Ordinance 2622. The properties are two parcels located along Interstate 35, at the southeast corner of the I-35 and 175th Street Interchange with city limits bordering to the north and northwest sides of the property. Currently the property is unplatted and farmed with row crops and zoned with County RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts. The site also contains two small creeks/wetlands that drain to the south. Currently no utilities serve this site however there is a large Southern Star gas pipeline (yellow line on map) that bisects the property which includes a 66' easement around the pipeline. Also along the southern boundary, Evergy has electric transmission lines (red lines on map) with a 70' easement surrounding the lines. These two areas are no build areas.

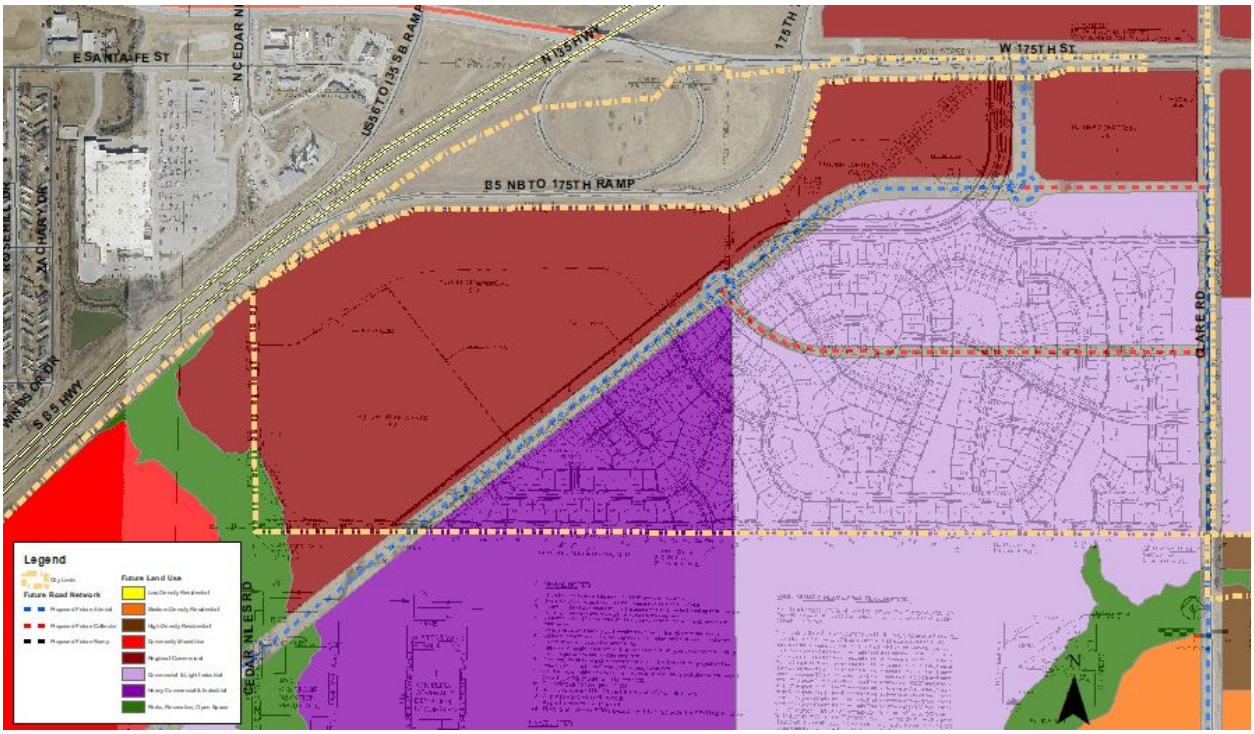


BACKGROUND / HISTORY

The properties were zoned RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts in the County and annexed into the City as such in September 2019. The subject properties are part of a larger development project that includes the single-family planned district, multi-family residential and commercial which have gone through the process for a rezoning (Z-20-01) and preliminary development plan (PDP-20-01) and preliminary plat (PP-20-01) for Prairie Trace. The Planning Commission recommended approval of the rezoning and PDP at their March 24, 2020 meeting and the Governing Body at their April 20, 2020 meeting approved the rezoning and associated preliminary development. These applications have been reviewed by the Johnson County Airport Commission and sent to the Johnson County Board of County Commissioners with a favorable recommendation. The Johnson County Board of County Commissioners will hear this petition at its June 25th meeting.

CONSISTENCY WITH COMPREHENSIVE PLAN

The Gardner Comprehensive Plan was adopted in 2014 and did not identify detailed future land use for areas on the east side of the interstate but designated it as "Southeast Quadrant Market Determined Growth Area" with Regional Commercial identified at the interchanges. The plan directed staff to further study that growth area in the near future. Staff proceeded with this direction and completed the process for two area plans at the interchanges. The subject properties are within the study boundaries of the *I-35 & 175th Street Interchange Subarea Plan* which was adopted and incorporated by reference into the Comprehensive Plan in June 2018. At the time of the planning efforts, the subject property owner had proposed a concept for the property and that concept was utilized for the future land use in that area in the plan. The property is shown for Regional Commercial (red), Commercial and Light Industrial (lavender), and Heavy Commercial and Industrial (dark purple) future land uses on the picture below. The portion of the properties subject to this rezoning and preliminary development plan are identified for Commercial and Light Industrial and Heavy Commercial and Industrial.



Since the adoption of the Plan, the property owner's concept has changed to include Regional Commercial on the north and northwest, multi-family on the west and single-family within the subject area. This is due to market demand for the industrial warehouse and the need for residential development changing. Industrial warehouse is tending to locate near other existing similar uses further south along I-35. The residential will help to support the commercial development by providing goods and services to the area. While the Future Land Use map is not consistent with the proposed project, there are policies within the Plan that support residential development related to the proposed development.

In the *I-35 & 175th Street Interchange Subarea Plan,* the following Goals support the proposed project:

- *Goal 5: Protect and respect the natural systems currently in place and expand the natural and recreational facilities with development.*

  The subject properties contain 2 designated stream/wetlands areas and the applicant is providing detention and open space in the majority of the areas around these stream/wetlands.

Additionally the following Policies support the proposed project:

- *General*
  - *Pedestrian friendly connectivity between land uses and properties should be incorporated.*

    The applicant has provided pedestrian trails and sidewalks around and through the development which extend to the outside for future continuation to adjacent properties.

- *Residential Land Uses*
  While the property is not identified for residential land use, the application proposes residential land use and therefore the following apply:
  - *Residential uses shall maintain a "back-to-back" relationship to more intense uses.*

    The proposal provides for residential lots to back to the proposed arterial with the more intensive land uses on the other side.

  - *Residential streets shall be extended to undeveloped property and shall use a grid or modified grid pattern.*

    The proposal provides for future street connections to the south.

- *Public Facility/Parks, Recreation, Open Space Land Uses*
  - *Open space areas should be provided and/or acquired along major thoroughfares and along drainage ways for development of pedestrian and bicycle trails.*

    The proposal provides for trails along New Trails Parkway, within the electric easement along the southern property line, and along a drainage way.

  - *Trail facilities shall be expanded and connected through all uses in the planning area.*

    As noted above, the proposal is providing for this and will be required to be expanded to remainder of the development in the future. Additionally the project

meets policies within the New Residential Growth Areas. While this area is not identified for residential growth, it meets the following policies:

- *Connectivity:*
  - *Require pedestrian connections to adjacent streets and neighborhoods at the terminus of all new cul-de-sacs.*
- *Open Space Preservation & Conservation Design*
  - *Integrate stormwater detention areas and corridors in order to effectively mitigate the impacts of flooding.*
  - *Require trails, useful open spaces, and parks throughout new development areas through dedications and easements set aside as part of the development review process.*
  - *Utilize environmental features, topography, and natural areas, to guide development, and shape the potential development area of residential sites.*

STAFF ANALYSIS - FINAL DEVELOPMENT PLAN

This phase is the first phase of the Estates development portion of Prairie Trace. The Estates includes standard suburban lots including a tract for a pool and clubhouse. Phase one includes 27 lots, 4 tracts, a portion of 178th Street, Greeley Street north of 178th Street and a portion of Greeley Street south of 178th Street.

17.03.040 (F) Review Criteria:

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The applicant is requesting one deviation from the frontage tree landscaping standard. This is discussed at the end of this section. The street tree, open space generally trees and shrub standards have been met with the applicant's proposal.*

2. In making a determination of compliance, or for final development plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
   a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

   Staff Comment: *The sites are capable of accommodating the buildings with approved deviations on the preliminary development plan. The proposal is capable of accommodating other site design elements required without negatively impacting adjacent property.*

   b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

   Staff Comment: *The design and arrangement of buildings and open spaces are consistent with good principles and practices. The applicant is proposing a deviation from required frontage tree landscaping.*

   A pedestrian amenity is proposed at the entry of the development along 178th Street and Clare Road and a trail will connect the end of Greely Street to the future sidewalk along future 177th Street which are to be constructed within this phase. A pool and clubhouse will be constructed on Tract B prior to Phase 5 development. A final development plan for this tract will need to be submitted and approved when the developer is ready to develop.

   The proposal is consistent with good planning and site engineering principles and practices.

c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Staff Comment: *The applicant is proposing architecture and building design using quality materials such as stucco and stone veneer. Additional details such as columns, window details and roof details are provided on the homes.*

d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Staff Comment: *The overall design is compatible with the relationship to other proposed buildings in the Meadows to the east.*

e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

Staff Comment: *No additional conditions are necessary for this site.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The application received support from the Johnson County Airport Commission at its May 27th meeting and is scheduled to be reviewed by the Johnson County Board of Commissioners on June 25th. Additionally public improvement plans will need to be reviewed and approved by the City, WaterOne and KDOT. After utilities and streets are installed, building permits for each structure will need to be obtained.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval with the conditions outlined in the recommendations section of the staff report.*

5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Comment: *The final development plan is in substantial compliance with the preliminary development plan in relation to the number of lots and the lot layout and street layout.*

DEVIATIONS

The standards outlined below are standards from the Land Development Code that are not met. The planned district allows for departures from the standards associated with all zoning districts provided they are based upon a comprehensive and well-integrated development plan for the area. Below are the standards not met and the applicant's justification for such deviation.

1. **Section 17.07.050(c) Frontage Design; Design Standards; Neighborhood Yard; Design and Performance Standards**

   Standard: One small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees)

   Proposed: No trees in the frontage area

   Applicant Response: *The nature of this requirement disproportionately burdens some lots over others by requiring plantings based on the position along the street frontage rather than per lot. Our landscaping plan is designed to distribute the cost of the landscaping to each lot individually while encouraging a cohesive approach. This deviation request will allow for flexibility of placement and plant selection, while encouraging landscaping designs that*

incorporate the design of the buildings, placement of driveways, and topography. To offset the removal of this standard we will be requiring each home to include 3 shrubs per home resulting in an additional 20 shrubs in this phase. Additionally we are requiring all street trees to be of the large variety and caliper. The general result of this proposal is 20 additional shrubs and 6 less trees. All while substituting 33 small trees for 27 large trees. Generally the code has substituted large trees for small trees on a 2:1 basis. The deviation that we seeks is significantly different than that, we are substituting at 1.2:1. To achieve this we are simply requesting the ability to place these trees at the discretion of the builder. The additional required shrubs will provide the layer effect the staff is seeking regarding the frontage. While we still intend to have the landscaping minimums imposed by the Home Owners Association, we have worked to mitigate the concerns of staff regarding landscape minimums and enforcement at building permit. The top two concerns of home buyers when they are looking at new construction are 1) Cost vs existing inventory and 2) Lack of mature trees. We believe this proposal attempts to address those concerns as effectively as possible. Please note that these requirements are minimum standards and are to be exceeded. While it is tempting to disregard the placement of street trees in development, we believe in creating developments that are beautiful at creation and for years to come. Trees with 50'+ canopies at maturity will have a significant impact on the landscaping of a yard and cannot be ignored. In this phase 19 of 27 lots in this phase have at least 2 street trees. For example we can utilize lot 6 which is located on a curve and has a reduced lot frontage. However, the code currently calls for 2 street trees and either 1 large tree to 2 small trees. Utilizing large street trees we would be adding 3 trees with 50'+ canopies at maturity to an area of approximately 25' x 40'.

Staff Comment: The standard is for one small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage, the applicant provided a landscape proposal that provides 2 large open space general trees per lot and 3 shrubs on each lot. Staff supports a consistent standard of 2 large open space trees per lot and 3 shrubs.

CITY CODE - Phase 1 Estates	CITY REQUIRED STREET TREES PLANTED IN R.O.W	APPLICANT PROPOSED STREET TREES	CITY REQUIRED SMALL FRONTAGE TREES	OR	CITY REQUIRED MED/LG FRONTAGE TREES	OR	CITY RECOMMENDED FRONTAGE TREES PLANTED IN FRONT YARD (Deviation - use Med/Lg # regardless of tree size)	APPLICANT PROPOSED FRONTAGE TREES	CITY REQUIRED OTHER OPEN SPACE GENERALLY TREES (Any Location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY TREES	CITY REQUIRED OTHER OPEN SPACE GENERALLY SHRUBS (Any location)	APPLICANT PROPOSED OTHER OPEN SPACE GENERALLY SHRUBS	CITY REQUIRED TOTAL LOT TREES (SM FRONTAGE TREES)	OR	CITY REQUIRED TOTAL LOT TREES (MED/LG FRONTAGE TREES)	OR	CITY RECOMMENDED TOTAL LOT TREES	APPLICANT PROPOSED TOTAL LOT TREES
TOTAL	97 CITY	90 APPLICANT	43 CITY	OR	28 CITY	OR	27 CITY	0 APPLICANT	34 CITY	54 APPLICANT	61 CITY	81 APPLICANT	77 CITY	OR	62 CITY	OR	61 CITY	54 APPLICANT
	STREET TREES		FRONTAGE TREES						OPEN SPACE TREES		SHRUBS		TOTAL TREES					

STAFF ANALYSIS - FINAL PLAT

17.03.020 (E1) Review Criteria:

a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

Staff Comment: *The final plat is in substantial compliance with the preliminary plat considering the number of lots, block layout, street designs and access.*

b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County. The applicant and City are currently working to locate*

the proposed sanitary sewer lift station along the southern property area of the overall larger development.

c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording and issuance of building permits to ensure all improvements are in place. Public improvements are to be complete prior to the issuance of a building permit.*

d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

Staff Comment: *No deviations are requested on this final plat.*

e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Planning staff recommends approval of the final plat with the conditions outlined in the Recommended Motion below.*

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

ELECTRIC –

Electric utilities will be provided to the property by the City. The City will extend the utilities across the interstate and to the development. Easements have been provided to the acceptance of the Electric Division.

WATER –

Water is to be provided by WaterOne. The applicant will work with the appropriate water district for approval and installation.

SANITARY SEWER –

Sanitary sewer will be provided by the City of Gardner. The utilities will be extended across the interstate and a new lift station will need to be installed generally located along the southern portion of the project in its entirety and located outside of all detention and stream setback areas. The sanitary sewer line locations will be further defined with the public improvement plans. After the location of the lift station is determined, Utilities staff will work with the applicant for any necessary easements and access drives beyond this phase.

STORM SEWER –

Storm sewer improvements are provided for with the proposed storm water detention and drainage areas. A final storm water study has been submitted and comments are being addressed with the Public Works Department. The final study will need to be approved prior to the release of the plat for recording.

ROADWAY NETWORK & VEHICULAR ACCESS –

The applicant is constructing local streets within the residential development which with this phase includes part of 178th Street from Clare Road past the first stream/drainage area, Greely Street north of 178th Street and part of Greeley Street south of 178th Street. Additionally the Transportation Impact Study stated that in the first phase of the development that and southbound right turn and northbound left turn lane are to be provided from Clare Road onto 178th Street.

SIDEWALKS –

The Neighborhood Local street design requires a 5' sidewalk along both sides of the street. A deviation to allow for all lots either to be adjacent to a trail or to have a sidewalk has been approved. There are no trail amenities located in either of the drainage tracts, so sidewalks will be required along that street.

NEW CENTURY AIRCENTER –

The subject property is within the New Century AirCenter Airport Interest Area and within 1 mile of airport owned property. The Johnson County Airport Board heard this petition on May 27, 2020 and sent it with a unanimous recommendation for approval to the Johnson County Board of County Commissioners to be heard at their June 25th meeting.

EXCISE TAX

Excise tax is levied with the act of platting the portion of the property in the city. Any of the subject property that has never been a part of a final plat before is therefore subject to paying the excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. The applicant is paying for and constructing the new arterial street, New Trails Parkway which is what the excise tax is earmarked for. The exemption states, "The reasonable cost for construction to City standards of a major street abutting and serving land included in the plat, required by the City and accepted as a condition for approval of a plat. Reasonableness of costs shall be determined by the City Engineer based on information presented to the City." The City is working with the applicant on this.

ATTACHMENTS

I. Final development plan document
II. Final plat document
III. Estates Lot Landscaping Comparison
IV. Applications

ACTIONS

Per Section 17.03.010 (G) of the *Gardner Land Development Code*, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

EFFECT OF DECISION

Final Development Plan – Approval of a final development plan shall authorize the applicant to apply for a building permit and other applicable permits. The Director may approve minor amendments to approved final development plans without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative site plan, or any change that is different from any condition of approval of the final development plan.

Final Plat – If the Planning Commission approves or conditionally approves the final plat, the plat shall be forwarded to the Governing Body with a recommendation that they accept dedication of land for public purposes such as easements, rights-of-way and public facilities. The approval of the final plat; acceptance of the dedication of land for public purposes; finding that the construction plans for any utilities, infrastructure or public facilities meet all City technical specifications; and payment of the excise tax if applicable, authorizes the filing of the plat with the Johnson County Records and Tax Administration. Any approval with conditions or exceptions to the rules shall be clearly stated on the plat. Any plat not recorded within two years from the date of acceptance of land by the Governing Body shall be null and void. Upon approval of the final plat, dedications, and construction plans and recording of the plat, the applicant may proceed with the construction of required improvements. No building permit shall be authorized until the completion, inspection and acceptance of all required improvements.

RECOMMENDATION – FINAL DEVELOPMENT PLAN

Staff recommends approval of the final development plan for Prairie Trace Estates 1st Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FDP-20-03 a final development plan for Prairie Trace Estates, on a portion of tax ID CF231429-3002 and final development plan dated May 19, 2020 and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plans for the stormwater detention and “future trail” shown on Tract A in the plans to match the layout from page to page.
2. Provide details regarding the pedestrian amenities in Tract A such as width of trail, materials, amenities, etc.
3. Revise the plans to move the fire turning template and truck detail to another page.
4. Revise the plan to remove the detail regarding easements and turn around at the bottom of the first page to only provide detail for the temporary turnaround.
5. Revise the plans to reflect any approved deviations.
6. Revise the landscape plan to update the information regarding Clare Road to be an Arterial-Standard Street type.
7. Add a note to the face of the plans that pedestrian amenities shown in the current phase shall be completed prior to issuing building permits for the next phase.
8. Change the note on Tract D that the pool and clubhouse area will be completed prior to Phase 5 development.
9. Add a note to the face of the plan that states that the future street geometry for Clare Road is conceptual in nature and shall be designed based on the recommendations from the Traffic Impact Study and shall gain approval from the City of Gardner.
10. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
11. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department.
12. Provide a written agreement that Southern Star has reviewed the plans and agrees to the proposed street crossings and 10’ concrete trail and associated easements to be located within their 66’ gas pipeline easement.
13. The applications shall be reviewed and approved by the Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.

RECOMMENDATION – FINAL PLAT

Staff recommends approval of the final plat for Prairie Trace Estates, First Phase with the conditions outlined in the Recommended Motion below.

Recommended Motion:

After review of application FP-20-03, a final plat for Prairie Trace Estates, First Plat, a portion of tax ID CF231429-3002, and final plat dated May 19, 2020, and staff report dated June 23, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Revise the plat to remove the "JOCO FIRE PIERCE 100' LADDER TRUCK" text under the legal description.
2. Applications Z-20-01, PDP-20-02 and PP-20-01 shall be approved/published and all conditions met prior to the release of any building permits for this application.
3. The applicant shall obtain approval of the final stormwater management plan from the Public Works Department prior to the release of the plat for recording.
4. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording.

and recommends the Governing Body accept the dedication of right-of-way and easements.

	Code Section	Code Standard	Standard	Request	Notes
PRAIRIE TRACE ESTATES					
1	17.07.020 A-TABLE T-2 & 17.07.040	Detached House - Suburban Maximum Building Coverage	30%	40%	
2	17.07.020 A-TABLE T-2 & 17.07.040	Detached House - Suburban Rear Setback	25'	20'	Lots adjacent to open space: Lots not adjacent to open space would be required to meet the 25' setback include lots 26,30,40,57-67,82,86,87,90-105,117-119,124-128,131-133,141-146 152,162,164-170,186-194
3	17.07.050 C	Detached House - Neighborhood Access Limits	15%, 20' max	30%, 20' max	
4	17.07.050 C	Detached House - Neighborhood Hardscape Area	15%, 20' max	48.4%	Allocation of space hardscape 28.6% 2 car 37% 3 car rectangular lot 38.8% 2 car 48.4% 3 car cul de sac
5	17.07.050 C	Detached House - Neighborhood Sidewalk	Direct Connect to Street	Direct Connect to Driveway	

LOT #	AREA (SF)
1	11,632.69
2	8,848.82
3	8,400.00
4	9,019.44
5	8,400.00
6	8,400.00
7	8,629.29
8	8,670.84
9	10,673.53
10	10,125.51
11	10,919.38
12	14,592.98
13	13,286.02
14	9,486.30
15	9,529.37
16	8,476.44
17	8,586.40

LOT #	AREA (SF)
18	8,400.00
19	8,400.00
20	9,017.59
21	8,400.00
22	8,770.10
23	10,206.69
24	9,545.00
25	8,050.00
26	8,050.00
27	9,362.96
r/w	238,587.67
TRACT "A"	101,110.74
TRACT "B"	153,626.24
TRACT "C"	27,310.32
TRACT "D"	68,127.30

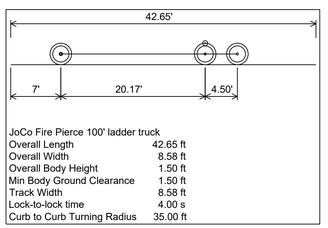
TOTAL	844,641.65

NOTES:

1. ALL STRUCTURES SHALL MEET THE BUILDING DESIGN STANDARDS OF THE CODE TO BE REVIEWED AT THE BUILDING PERMIT PHASE.
2. ANY PEDESTRIAN AMENITIES WITHIN THIS PHASE SHALL BE CONSTRUCTED PRIOR CONSTRUCTION OF THE NEXT PHASE.
3. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
4. ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET CODE REQUIREMENTS AND REVIEWED AT THE TIME OF THE BUILDING PERMIT.

0 60' 120'

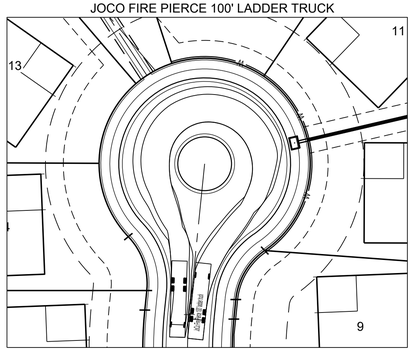
SCALE: 1" = 60'

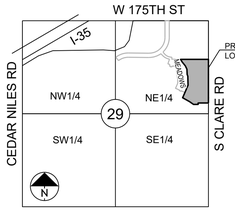


JoCo Fire Pierce 100' ladder truck

Overall Length	42.65 ft
Overall Width	8.58 ft
Overall Body Height	1.50 ft
Min Body Ground Clearance	1.50 ft
Track Width	8.58 ft
Lock-to-lock time	4.00 s
Curb to Curb Turning Radius	35.00 ft

JOCO FIRE PIERCE 100' LADDER TRUCK





SECTION 14-23-29

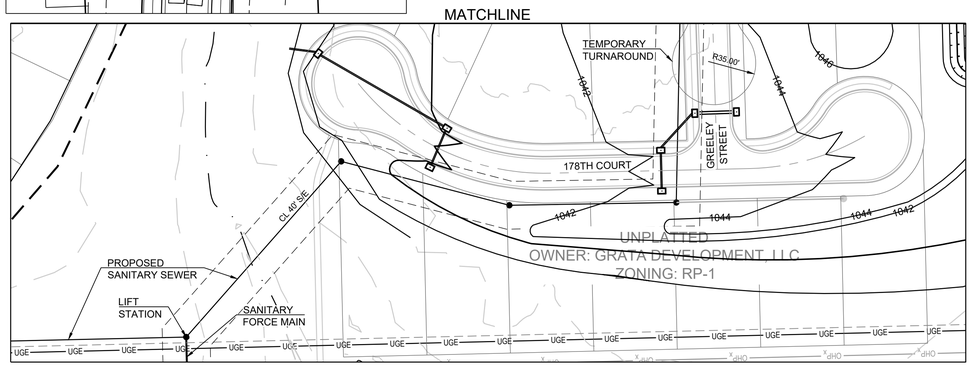
LOCATION MAP

SCALE 1" = 2000'

SINGLE FAMILY SITE DATA:

Estates Detached House - Neighborhood Data	
Total Number of lots	27 lots
17.07.020 Zoning Districts – Building Type and Development Standards	
Building Type	Detached House-Suburban
Lot Size Minimum Per Code	8,000 s.f.
Lot Size Minimum Proposed	8,000 s.f.
Lot Width Minimum Per Code	70'
Lot Width Minimum Proposed	70'
Lot Size Minimum Proposed	70' x 120'
Building Coverage Maximum Per Code	30%
Building Coverage Maximum Proposed	40%
Front Setback Per Code	25'-50"
Front Setback Proposed	30'
Interior Side Setback Per Code	7'
Interior Side Setback Proposed	7'
Street Side Setback Per Code	20'
Street Side Setback Proposed	20'
Rear Setback Per Code	25'
Rear Setback Proposed	20' (For lots adjacent up to open space)
Driveway Setback From Side Lot Line Per Code	3'
17.07.040 Specific Building Type Standards	
Frontage Type Per Code	Neighborhood
Frontage Type Proposed	Neighborhood
17.07.050 Frontage Design	
Frontage Type Proposed	Neighborhood
Depth Minimum Per Code	25'-35'
Depth Proposed	30'
Access Limits Per Code	15% (70x.15=10.5')
20' max. per access point, applicable to the area within the right-of-way	
Access Limits Proposed	30% (20' max)
Access Type	Double Driveway
Required Building Frontage Per Code	50%
Building Frontage Proposed	50%
Hardscape Area Per Code	5%-20%
Hardscape Area Proposed	28.6% 2 car 37% 3 car rectangular lot 38.8% 2 car 48.4% 3 car cul-de-sac lot
Front Entry Walk Location Per Code	Direct connect to street
Front Entry Walk Proposed	Direct connect to driveway
Street Design Data for Suburban and Meadows Single Family	
17.04.010 Street Networks and Street Design	
NEIGHBORHOOD TYPE- ALL STREETS WITHIN SINGLE FAMILY AREA	
Cul De Sac Length Maximum	500'
Cul De Sac Length Maximum proposed (1 cul de sac due to terrain/access)	780'
Right of Way Per Code	50'
Right of Way Proposed	50'
Pavement Width Per Code	25'-28' back of curb to back of curb
Pavement Width Proposed	28' back of curb to back of curb
Utility Placement Per Code	Right of way and Easement
Utility Placement Proposed	Right of way and Easement
Sidewalk Per Code	5' both sides
Sidewalk Proposed	5' and trail so each lot has access
Planting Area/Amenity Per Code	6'
Planting Amenity Proposed	5'
Drainage/Street Edge	1' – 2' curb/gutter
Drainage/Street Edge Proposed	2' curb/gutter
Travel Lane Per Code	9' two way or 14' yield flow
Travel Lane Proposed	9'
Parking Area/Shoulder Per Code	6' limited parking
Parking Area/ Shoulder Proposed	6'
Walkway Type Per Code	Detached Sidewalk
Walkway Type Proposed	Detached Sidewalk
Planting Type Per Code	Tree Lawn
Planting Type Proposed	Tree Lawn
Tree Spacing Per Code	25'-40' on center
Tree Spacing Proposed	25'-40' on center
Bicycle Facility Per Code	None – within traffic flow
Bicycle Facility Proposed	None – within traffic flow
Target Speed Per Code	<20 mph
Target Speed Proposed	<20 mph

MATCHLINE



OWNER/DEVELOPER:

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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE ESTATES
FINAL DEVELOPMENT PLAN

175TH ST & I-35 GARDNER, KS

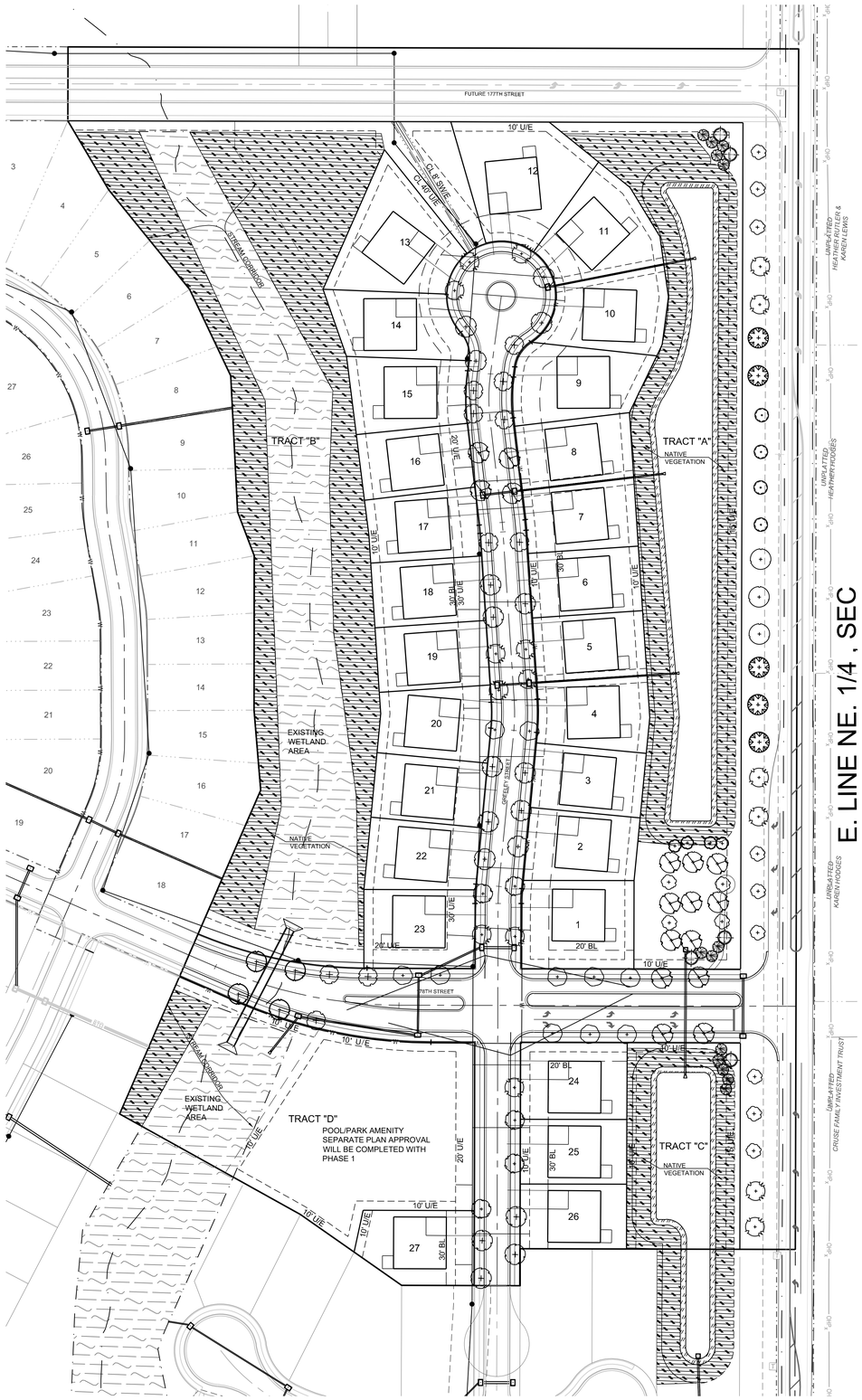
REVISION DATE	DESCRIPTION
3-9-2020	CITY COMMENTS
04-17-2020	CITY COMMENTS
05-18-2020	CITY COMMENTS

DRAWN BY:	N/A
CHECKED BY:	MAB
DATE PREPARED:	02/07/2020
PROJ. NUMBER:	20-013

SITE PLAN

SHEET

C1.0



SHADE TREES

AMM	16 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
ASF	4 EA.	Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	2.5" Cal.	B&B
ATS	6 EA.	Acer truncatum	Shantung Maple	2.5" Cal.	B&B
ATW	10 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
GBA	6 EA.	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	2.5" Cal.	B&B
KPG	5 EA.	Koelreuteria paniculata	Goldenraintree	2.5" Cal.	B&B
QR	8 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
QS	3 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TAR	10 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
TTS	5 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	3 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
UP	2 EA.	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	B&B
UPJ	5 EA.	Ulmus propinqua 'JFS Bieberich'	Emerald Sunshine® Elm	2.5" Cal.	B&B
ZSM	4 EA.	Zelkova serrate 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

ABS	3 EA.	Acer buergerianum 'Streetwise'	Trident Maple	2.5" Cal.	B&B
CFD	4 EA.	Cornus florida	Flowering Dogwood	2.5" Cal.	B&B
MRR	5 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht.	B&B
SRI	13 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2.5" Cal.	B&B

TOTAL 112(20% =NO MORE THAN 22 OF ONE SPECIES)

EVERGREEN TREES(NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

PPC	13 EA.	Picea pungens	Colorado Spruce	6' ht.	B&B

NOTES:

1. 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.
2. 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 SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL TREES SHALL COMPLY WITH THE NURSERY TREE QUALITY RECOMMENDATIONS FOUND IN THE Guideline Specifications for Selecting, Planting, and Early Care of Young Trees and Guideline Specifications for Nursery Tree Quality published by THE URBAN TREE FOUNDATION AND THE URBAN FOREST ECOSYSTEMS INSTITUTE AT CAL POLY https://ufei.calpoly.edu/tree_standards.lasso
6. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
7. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
8. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
9. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
10. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
11. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
13. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS
14. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
15. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD 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.
16. ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET THE REQUIREMENTS APPROVED WITH THE FINAL PLAN AND WILL BE REVIEWED AT THE TIME OF THE BUILDING PERMIT.
17. THE BUILDING FOOTPRINTS ILLUSTRATED ON THIS PLAN ARE VISUAL IN NATURE AND ALL STRUCTURES SHALL MEET THE STANDARDS OF THE APPROVED PRELIMINARY AND FINAL DEVELOPMENT PLANS.
18. PEDESTRIAN AMENITIES SHOWN IN TRACT A ON THE PRELIMINARY DEVELOPMENT PLAN SHALL BE CONSTRUCTED WITHIN THE PHASE THAT THEY ARE LOCATED PER CONDITION 7 OF THE PRELIMINARY PLAN APPROVAL. ANY PEDESTRIAN AMENITIES WITHIN THIS PHASE SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE NEXT PHASE.

ESTATES DETACHED SINGLE FAMILY LANDSCAPE DATA:

CHAPTER 17.04 SUBDIVISION STANDARDS	
17.04.010 Street Networks and Street Design	
178TH STREET AND GREELEY STREET	
Type	Local-Neighborhood (L-N)
Planting Type Per Code	Tree Lawn
Planting Type Proposed	Tree Lawn
Tree Spacing Per Code	25'-40' on center
Tree Spacing Proposed	1 per 40' along tracts to be installed by developer 1 per 40' with at least 1 per lot on lots to be installed by home builder
178th Street Tree Quantity Require Per Code(500/40=13 per side)	13 Trees Per Side
178th Street Tree Quantity Provided	12 Trees Per Side
Greeley Street North of 178th Street Tree Quantity Require Per Code(824/40=21 per side)	21 Trees Per Side
Greeley Street North of 178th Street Tree Quantity Provided	18 Trees Per Side
Greeley Street South of 178th Street Tree Quantity Require Per Code(261/40=7 per side)	7 Trees Per Side
Greeley Street South of 178th Street Tree Quantity Provided	6 Trees Per Side
Street Tree Location Per Code	Between the curb and sidewalk
Street Tree Location Proposed	Between the curb and sidewalk

NOTE: AS REQUIRED BY STAFF TREES ON 178TH STREET ARE BETWEEN THE SIDEWALK AND CURB.

CLARE ROAD(1,140 L.F. ONE SIDE)	
Type	Collector-Neighborhood (C-N)
Planting Type Per Code	Tree Lawn
Planting Type Proposed	Tree Lawn
Tree Spacing Per Code	40'-60' on center
Tree Spacing Proposed	1 per 40'
Tree Quantity Require Per Code	1,140'/40'-60'=29-19Trees
Tree Quantity Provided	27 Trees

NOTE: AS REQUIRED BY STAFF TREES ON CLARE ROAD ARE BETWEEN THE SIDEWALK AND CURB.

CHAPTER 17.07 BUILDING STANDARDS	
17.07.030 Building Design Standards	
Frontage Type Required by Code	Neighborhood Yard;Terrace(limited)
Frontage Type Proposed	Neighborhood Yard
17.07.050 Frontage Design	
Frontage Type Proposed	Neighborhood Yard
Depth Minimum Per Code	25'
Depth Proposed	25'
Trees Required	1 small tree for every 50' feet of frontage; OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)
Trees Provided	Deviation requested see deviation section below and narrative
Allocation of Landscape Space Required	Allocation of space shall be: hardscape 28.6% 2 car 37% 3 car rectangular lot 38.8% 2 car 48.4% 3 car cul de sac

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS	
17.08.030 A Landscape Design Standards Table 8-1 Landscape Requirements	See below
Frontage Landscape Required	None
Foundation Landscape Required	None per table 8-2 Buffer Planting Requirements
Buffer Landscape Required	See below
Civic or Open Space Landscape Required	1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f.,and Lawn
Other Open Areas Landscape Required	Deviation requested see deviation section below and narrative
Other Open Areas Landscape Provided	
17.08.030.C Tree Diversity	5-10 trees req. 2 geus min 50% max of 1 species, 11-20 trees req. 3 genus and 5 species 33% max of 1 species, 21-50 trees req 3 genus and 5 species 20% max of 1 species
Species diversity required by code	See specific code standards for quantity required
Species diversity provided	

LANDSCAPE DEVIATIONS REQUESTED:

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS	
17.08.030.A Landscape Design Standards Table 8-1 Landscape Requirements	
Other Open Areas Landscape Required	1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f.,and Lawn
Other Open Areas Landscape Provided	DEVIATION REQUESTED Landscape provided per HOA standards see narrative
CHAPTER 17.07 BUILDING STANDARDS	
17.07.050 Frontage Design	
Trees Required	1 small tree for every 50' feet of frontage; OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)
Trees Provided	DEVIATION REQUESTED Landscape provided per HOA standards see narrative

0 60' 120'

SCALE: 1" = 60'

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 W. 107TH STREET • LENEXA, KS 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE ESTATES
FINAL DEVELOPMENT PLAN

175TH ST & I-35 GARDNER, KS

REVISION DATE	DESCRIPTION
3-6-2020	CITY COMMENTS
~~4-17-2020~~	~~CITY COMMENTS~~
~~6/15/2020~~	~~CITY COMMENTS~~
6-17-2020	CITY COMMENTS DEVIATION REQUEST
8-18-2020	CITY COMMENTS

DRAWN BY:	#####
CHECKED BY:	#####
DATE PREPARED:	02/07/2020
PROJ. NUMBER:	20-013

STREET TREE&BUFFER LANDSCAPE PLAN

L1.0

THE AZALEA
BY ROESER HOMES

THE EMERY
BY JAMES ENGLE CUSTOM HOMES

THE LANDON REVISED
BY NEW MARK HOMES

SCHLAGEL
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PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PRAIRIE TRACE ESTATES
FINAL DEVELOPMENT PLAN

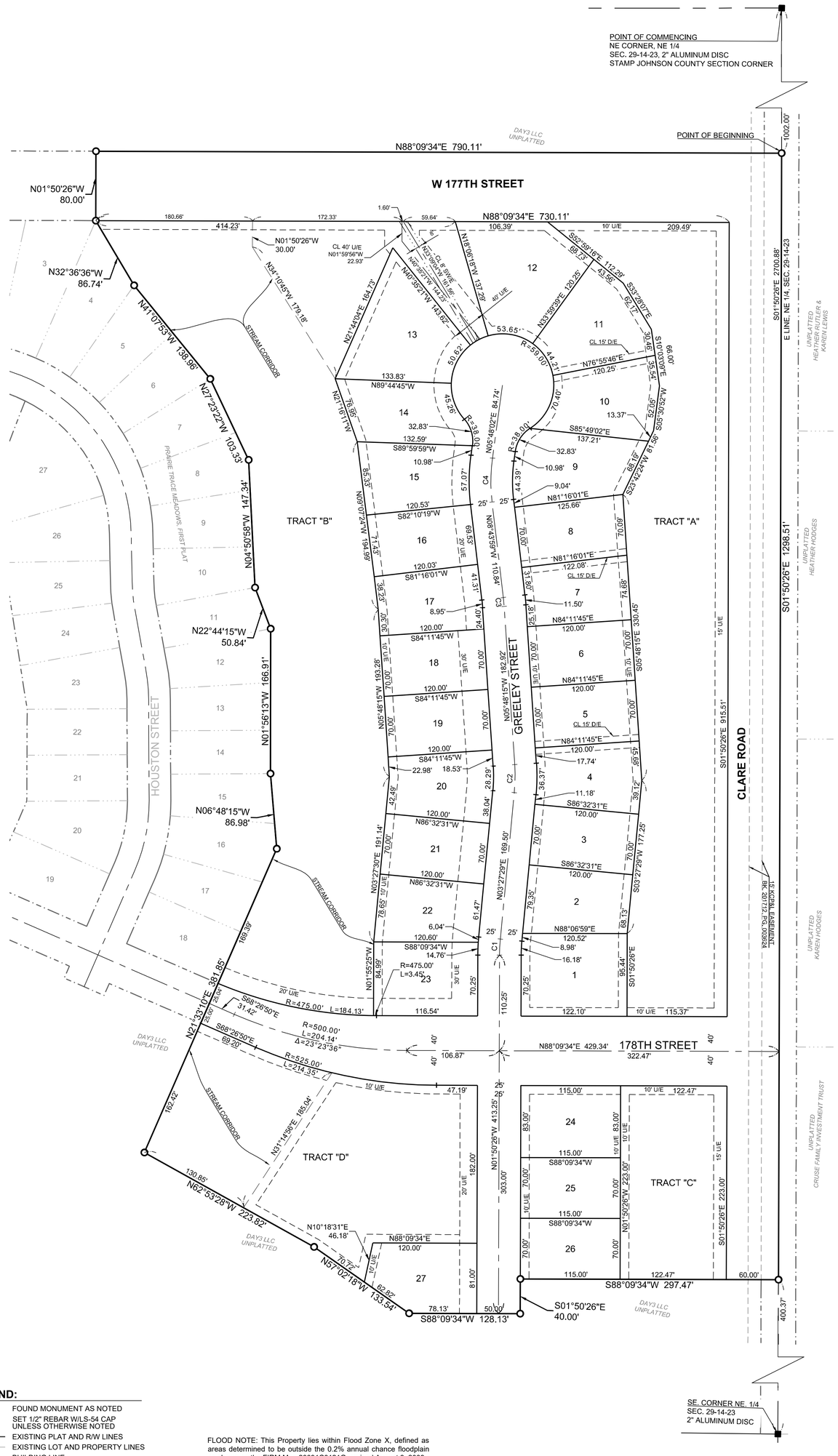
175TH ST & I-35 GARDNER, KS

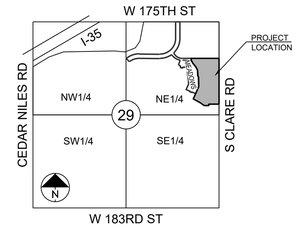
REVISION DATE	DESCRIPTION
1 3-6-2020	CITY COMMENTS
2 4-3-2020	PER CITY COMMENTS
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN BY: ####
CHECKED BY: ####
DATE PREPARED: 02/07/2020
PROJ. NUMBER: 20-013

TYPICAL HOUSE ELEVATIONS

SHEET
A1.0





SECTION 14-23-29

LOCATION MAP

SCALE 1" = 2000'

FINAL PLAT OF
PRAIRIE TRACE ESTATES, FIRST PLAT

PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Part of the Northeast One-Quarter of Section 29, Township 14 South, Range 23 East, now in the City of Gardner, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 29; thence South 01 degrees 50 minutes 26 seconds East along the East line of the said Northeast One-Quarter, a distance of 1002.00 feet to the point of BEGINNING; thence continuing South 01 degrees 50 minutes 26 seconds East along the said East line, a distance of 1298.51 feet; thence South 88 degrees 09 minutes 34 seconds West a distance of 297.47 feet; thence South 01 degrees 50 minutes 26 seconds East a distance of 40.00 feet; thence South 88 degrees 09 minutes 34 seconds West a distance of 128.13 feet; thence North 57 degrees 02 minutes 18 seconds West, a distance of 133.54 feet; thence North 62 degrees 53 minutes 28 seconds West a distance of 223.82 feet; thence North 21 degrees 33 minutes 10 seconds East a distance of 381.85 feet; thence North 06 degrees 48 minutes 15 seconds West a distance of 86.98 feet; thence North 01 degrees 56 minutes 13 seconds West a distance of 166.91 feet; thence North 22 degrees 44 minutes 15 seconds West a distance of 50.84 feet; thence North 04 degrees 50 minutes 58 seconds West a distance of 147.34 feet; thence North 27 degrees 23 minutes 22 seconds West a distance of 103.33 feet; thence North 41 degrees 07 minutes 53 seconds West a distance of 138.96 feet; thence North 32 degrees 36 minutes 36 seconds West a distance of 86.74 feet; thence North 01 degrees 50 minutes 26 seconds West a distance of 80.00 feet; thence North 88 degrees 09 minutes 34 seconds East, a distance of 790.11 feet to the Point of Beginning, and containing 19.3903 acres, more or less.

JOCO FIRE PIERCE 100' LADDER TRUCK

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PRAIRIE TRACE ESTATES, FIRST PLAT".

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, avenues and alleys 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 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 and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SW/E" is hereby granted to the City of Gardner, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "SW/E".

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 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 and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

CONSENT TO LEVY:

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

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

EXECUTION:

IN TESTIMONY WHEREOF, TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri limited liability company, by the authority of its Manager, has caused this instrument to be executed, this _____ day of _____, 2020.

DAY3, LLC,

_____

By: TRAVIS SCHRAM, Manager

ACKNOWLEDGMENT:

STATE OF _____)
)ss.
COUNTY OF _____)

BE IT REMEMBERED that on this _____ day of _____ 2020, before me, the undersigned, a Notary Public in and for said County and State, came TRAVIS SCHRAM, Manager of DAY3, LLC, a Missouri Limited Liability Company , who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

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

_____
Notary Public

My Commission Expires:_____

_____
Print Name

APPROVALS:

PLANNING COMMISSION:

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas this ___ day of _____, 2020.

_____
Scott Boden, Chair

MAYOR:
ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas this ____ day of _____, 2020.

BY: _____ Attest:_____
Steve Shute, Mayor Sharon Rose, City Clerk

Curve Table

Curve #	Length	Radius	Delta
C1	18.50	200.00	5.30
C2	32.33	200.00	9.26
C3	10.22	200.00	2.93
C4	50.73	200.00	14.53

LOT #	AREA (SF)
1	11,632.69
2	8,848.82
3	8,400.00
4	9,019.44
5	8,400.00
6	8,400.00
7	8,629.29
8	8,670.84
9	10,673.53
10	10,125.51
11	10,919.38
12	14,592.98
13	13,286.02
14	9,486.30
15	9,529.37
16	8,476.44
17	8,586.40

LOT #	AREA (SF)
18	8,400.00
19	8,400.00
20	9,017.59
21	8,400.00
22	8,770.10
23	10,206.69
24	9,545.00
25	8,050.00
26	8,050.00
27	9,362.96
r/w	238,587.67
TRACT "A"	101,110.74
TRACT "B"	153,626.24
TRACT "C"	27,310.32
TRACT "D"	68,127.30
TOTAL	844,641.65

TRACTS A, B, C & D SHALL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION OR THEIR AUTHORIZED REPRESENTATIVES THEREOF AND ARE TO BE USED FOR DETENTION AND STORMWATER QUALITY FEATURES, OPEN SPACE AND NATURAL AREAS.

TRACT D WILL CONTAIN AN AMENITY AREA WITH A SWIMMING POOL

LEGEND:

- ■ FOUND MONUMENT AS NOTED
- ○ SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY

FLOOD NOTE: This Property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain as shown on the FIRM Map 20091C0121G, revised August 3, 2009.

SCALE: 1" = 60'

BASIS OF BEARINGS:
KANSAS STATE PLANE COORDINATE SYSTEM (NAD)1983, KANSAS, NORTH ZONE

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 12-20-2019. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

Aaron T. Reuter - Land Surveyor
KS# LS-1429

OWNER:
DAY3 LLC
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

DEVELOPER:
GRATA DEVELOPMENT
ATTN: TRAVIS SCHRAM
6300 W 143RD ST.
SUITE 200
OVERLAND PARK, KS 66223
913-732-4778

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Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

DATE 2-07-2020	FINAL PLAT OF PRAIRIE TRACE ESTATES FIRST PLAT
DRAWN BY JWT	
CHECKED BY AR	
PROJ. NO. 20-013	SHEET NO. 1

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

FINAL PLAT APPLICATION

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) GRATA DEVELOPMENT, LLC
Contact TRAVIS SCHRAM, MANAGER
Address 6300 W. 143RD STREET, SUITE 200
City OVERLAND PARK State KANSAS Zip 66223
Phone 913-732-4778 Email TRAVIS@GRATA.LAND

APPLICANT/AGENT INFORMATION

Name(s) SCHLAGEL & ASSOCIATES, P.A.
Contact MARK BREUER, PE
Address 14920 W. 107TH STREET
City LENEXA State KANSAS Zip 66215
Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

SITE INFORMATION

Property Address/Location S. CLARE ROAD AND 175TH STREET
Legal Description (Attach If Necessary) SEE THE ATTACHED LEGAL DESCRIPTION
Number of Existing Lots N/A Number of Proposed Lots 27
Total Site Area _____ Present Zoning A, C-2, M-1
Number of Existing Structures N/A Present Land Use VACANT/AGRICULTURE
Proposed Street Design Type(s) & Class SUBURBAN
Proposed Type(s) Open & Civic Space NATURAL AREA, TRAIL GREENWAY, PARK/POOL)
Proposed Frontage Type(s) SUBURBAN NEIGHBORHOOD
Proposed Building Types(s) DETACHED HOMES - SUBURBAN NEIGHBORHOOD

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s): _____ Date 2/7/20
_____ Date _____

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

FINAL PLAT
APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

Yes	No	
X		1. **Complete application packet**
X		2. **Application fee**
X		3. **10 full sized plans printed and folded**
X		4. **Digital copies (PDF) of the completed application, plans, and legal description**
	X	5. **1 copy of existing covenants and restrictions** applicable to the development, if any (reference book and page).
X		6. **Letter of intent** as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat.
	X	7. **Final Floodplain modeling** using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements).
X		8. **Final Stormwater Management Plan** (2 printed and 1 digital copy)
X		9. **Final Traffic Impact Study** (TIS) as required by the Access Management Code. (2 printed and 1 digital copy)
X		10. **Development Agreement,** if required
X		11. **Street tree plan**

FINAL PLAT DOCUMENT REQUIREMENTS

X		1. **Name of subdivision** (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.)
X		2. **Names, addresses, and phone numbers** of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.).
X		3. **Date of preparation** and/or revisions.
X		4. **Vicinity map** (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.)
X		5. **A legal boundary description** with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres.

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

Yes	No	
☒	☐	6. **Provide the following sentence after the Legal Description** "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name".
☒	☐	7. **Location of monuments,** shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.
☒	☐	8. **Boundary lines** of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).
		9. **Accurate dimensions for all lines, angles, and curves**, used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle.
☒	☐	10. **Platted and unplatted land** adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted
☒	☐	11. **Blocks, lots and tracts** identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.
☒	☐	12. **Note on plat** indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts.
☒	☐	13. **Existing and proposed easements** with dimensions. Existing easements shall be labeled with book and page number.
☒	☐	14. **Any area within a federally designated floodplain.** Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).
☐	☒	15. **Stream corridor boundary** and dimensions.
☒	☐	16. **Proposed street right-of-way with dimensions** which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications.
☒	☐	17. **Endorsement of the Planning Commission** as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title.
☒	☐	18. **Acceptance of Dedication by the Governing Body**, as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing.
☒	☐	19. **Signature of Owner**, properly attested.

Yes	No	
[X]	[ ]	20. **A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note** stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys."
[X]	[ ]	21. **Copies of all pertinent exception documents**, or a copy of a current American Land Title Association (ALTA) survey, or both.
[X]	[ ]	22. **Calculation documents** containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat.
[X]	[ ]	23. **A statement on the plat concerning prior easement rights** as follows: 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, avenues and alleys 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 from any expense incident to the relocation of any such existing utility installations within said prior easement.
[X]	[ ]	24. **A statement on the plat concerning utility easements** as follows: 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 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.
[X]	[ ]	25. **A statement on the plat concerning drainage easements** as follows: 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 and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.
[X]	[ ]	26. **Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use**, signed by the owners and all other parties who have a mortgage or lien interest in the property.

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

Application Submittal Requirements No. 5 -
Developer is currently drafting Covenants + Restrictions.
No. 7 - NO Floodplain
Final Plat Document Requirements No. 15 -
No Stream Corridor

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.

Signature of Applicant

2/7/20
Date

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

OWNER AFFIDAVIT

I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February, 2020, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize SCHLAGEL & ASSOCIATES, P.A. (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the City of Gardner, regarding PRAIRIE TRACE ESTATES (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process. I/We further attest that I/We agree to be legally bound by the application made on our behalf by applicant and the resultant action upon such application by the City of Gardner.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation of partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me on this 7th day of February 2020 by Grata Development, Travis Schrom, Manager

My Commission Expires:

Notary Public

MARCIA K. BERGIN
Notary Public, State of Kansas
My Appointment Expires
February 23, 2020

PLANNING COMMISSION STAFF REPORT **NEW BUSINESS ITEM NO. 3**
MEETING DATE: JUNE 23, 2020
PREPARED BY: ROBERT CASE, PLANNER

PROJECT NUMBER / TITLE: SP-20-04: Site Plan Review for Culvers

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PROCESS INFORMATION

Type of Request: Site Plan Review
Date Received: May 8, 2020

APPLICATION INFORMATION

Applicant: Will Dubois, Davidson Architecture and Engineering
Owner: Strom Investments LLC, Gary Strom
Parcel ID: A portion of CF221424-4028
Location: Lot 2 of QuikTrip Store No. 0294, and more specifically located on the west side of Gardner Road approximately 600' south of 188th Street.

REQUESTED ACTION

The applicant requests approval of a site plan review for a restaurant on an approximately 1.42 acre lot.

EXISTING ZONING AND LAND USE

The subject property is currently vacant on platted land zoned C-3 (Heavy Commercial) District.

SURROUNDING ZONING AND LAND USE

Zoning	Use(s)
North of subject property	
C-3 (Heavy Commercial) District	Vacant
East of subject property	
C-2 (General Business) District	Healthcare Facility
South of subject property	
C-3 (Heavy Commercial) District	Convenience Store
West of subject property	
C-3 (Heavy Commercial) District	Convenience Store

EXISTING CONDITIONS

The site plan is for the vacant lot south of the new QuikTrip Travel Plaza Convenient Store along Gardner Road. The lot will eventually be surrounded by commercial uses. All utilities are located on the site.

BACKGROUND / HISTORY

The property was annexed into the City of Gardner on April 4th of 2001 as a part of the South Center Street Annexation and then subsequently rezoned from A (Agricultural District) to C-3 (Commercial District) on April 30th of 2001. There were no specific uses being proposed for the property at the time of the annexation and rezoning. In March 2003, this property was originally platted as part of the Shean's Crossing subdivision and then replatted in 2014 as Lots 5, 6, 7 & 8 of Shean's Crossing 2nd Plat subdivision. Earlier this year, the land went through another subdivision plat that combined the previously platted 4 lots into two as part of the QuikTrip Store No. 0294 Subdivision. There are no improvements located on these lots.

CONSISTENCY WITH COMPREHENSIVE PLAN

The City of Gardner Comprehensive Plan and the *I-35 & Gardner Road Interchange Subarea Plan* identifies the properties for Regional Commercial future land uses. This use group provides for goods and services that may attract users from the greater metropolitan area. These uses are

generally on larger parcels and are best located near interstates and major arterial roads. This site is within a half mile of the I-35 and Gardner Road interchange and along S. Gardner Road which is an arterial street. The proposed uses and lot layout for this site is consistent with the Comprehensive Plan.

STAFF ANALYSIS

SITE PLAN

17.03.060 (B) Review Criteria:

1. In general, any site plan in compliance with all requirements of this Code shall be approved.

Staff Comment: *The following elements have been added by the applicant for optimal compliance with the Code:*

The site plan is in general compliance with the requirements of the Code with the exception of the standards for administrative adjustments outlined below.

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
   a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property.

   Staff Comment: *The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the Code and will not negatively impact the function and design of rights-of-way or adjacent property. This is also the case if the requested administrative adjustments were approved.*

   b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

   Staff Comment: *The design and arrangement of the building is consistent with good planning and landscaping design principles and practices.*

   c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

   Staff Comment: *This is a small building that offers a variety of complementary materials and parapet heights to add interest. Staff finds this criteria is met.*

   d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

   Staff Comment: *The site is beneficially related to adjacent parcels by the shared access drive and public sidewalk along Gardner Road, and the mid-block sidewalk connection. The materials used are compatible with the adjacent properties. Staff finds this criteria is met.*

   e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.

   Staff Comment: *No additional site specific conditions are necessary for this project.*

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff Comment: *The Traffic and Stormwater Management Plans are pending approval by Public Works. The final plat will also need to be recorded before the building permit is approved. These are all recommended conditions of approval.*

4. The recommendations of professional staff.

Staff Comment: *Staff recommends approval of the site plan SP-20-04 with conditions outlined in the staff recommendation below.*

ADMINISTRATIVE Adjustments

The applicant is requesting 2 administrative adjustments. Below is an analysis based on the review criteria outlined in the Land Development Code, Section 17.03.080.

A. Applicability. The administrative adjustment process is intended to provide flexibility for application of specific standards to sites where it is clear that an alternative approach with minor or de minimis modifications of the standards will equally or better meet the purpose, intent or design objectives of these regulations. Specifically it applies to:
   1. Altering a building standard, such as setback, area or height by less than five percent of the states standard.
   2. Reducing a site design standard, such as a landscape requirement, parking quantity or location, open space requirement or dimension by less than 10 percent of the required standard.
   3. Deviating from any building design standard, where an alternative "equal or better" standard is proposed by the applicant.
   4. In any of these cases the adjustment cannot create conflicts with any other applicable standard.

B. Specific Procedures. Applications for administrative adjustments shall follow the same procedures required for a site plan and design review or administrative site plan, whichever is applicable. In cases where the Director is the decision authority, administrative adjustments may be granted by the Director. In the cases where the Planning Commission is the decision authority, administrative adjustments may be granted only by the Planning Commission.

C. Review Criteria. In considering an administrative adjustment, the Director or Planning Commission shall find that the criteria are met.

Section 17.09.020 Block and Lot Access; Main Sidewalk from Building – 8' minimum

Applicability: Requirements for coordinate adequate block and lot access based on the context, the street type and other access coordination. Where adequate access to any lot is limited by these standards, shared, common or internal block access strategies shall be used to provide adequate access to all lots.

Proposed: Reduce minimum required sidewalk from 8' to 5'

Applicant Response: The increased width would reduce the width of the landscape island and force the sidewalk to have several angles rather than being a straight line north out of the site which in turn connects to the Gardner Road sidewalk.

Review Criteria:

1. The relief requested is compatible with the surrounding area in terms of building scale, building form, and landscape and site design.
   Staff Comments: *If the request is not granted it would affect the scale of landscape on the site.*

2. The relief requested supports the intent and applicability of the zoning district.

Staff Comment: *The relief meets the Code intent "To implement a system of access for pedestrian in and out of the site. The request is being proposed in order to provide the necessary slope for a sidewalk that is ADA accessible into the site from the Gardner Road sidewalk.*

3. The relief requested is based upon sound planning and urban design principles that are consistent with the intent and objectives behind the applicable standard.
   Staff Comment: *The relief is based upon sound planning and urban design principles that are consistent with the intent of the code.*

4. Compliance with the standard is not practical due to some factors specific to the site or context.
   Staff Comment: *Compliance with the standard is not practical due to the slope of the site from the building to the sidewalk located along Gardner Road. It is also designed to provide the least amount of conflict from vehicular traffic and pedestrians.*

5. The relief requested is not strictly for the convenience of the applicant or a specific tenant, and is the minimum necessary to result in the best design for the site.
   Staff Comment: *This request is based on the slope from the lot to the existing sidewalk along Gardner Road and is not out of convenience of the petitioner.*

6. The relief requested produces no perceived impact on the adjacent property or public realm, than would otherwise occur if the standard were met.
   Staff Comment: *The relief provides an additional way for pedestrian to access this site and the commercial site to the north that have slopes that are ADA friendly. No perceived negative impacts are created on the adjacent property or public realm.*

7. The relief requested may be limited to specific conditions, or proposed alternatives that equally or better meet the intent of the applicable standard.
   Staff Comment: *There are no alternatives that are more direct or safe to the public sidewalk system from this site.*

8. In the case of any specific standard where exceptions or alternative compliance is identified in this Code, the relief shall be limited only to the extent identified with that standard.
   Staff Comment: *No exception or alternative compliance is identified for this standard.*

Staff supports this adjustment request.

Section 17.08.030 Site and Landscape Standards; Table 8-1: Landscape Requirements, Foundation Planting

Applicability: Except for buildings permitted within 10' of ROW, foundation planting areas shall exist along at least 25% of street facing facades and be at least 8' deep.

Proposed: Reduce landscape bed width to along the necessary sidewalk widths at front entrance and street facing facades.

Applicant Response: The site dimensions do not allow the necessary space to provide a safe access to the entrance of the building. If the landscape beds were designed to meet the code then a trade-off on sidewalk width would have been necessary.

Review Criteria:

1. The relief requested is compatible with the surrounding area in terms of building scale, building form, and landscape and site design.

Staff Comments: *The surrounding properties cater to highway commercial activities. The surrounding properties cater to highway commercial activities. The existing commercial activities located within the surrounding area do not have as much landscape as this site.*

2. The relief requested supports the intent and applicability of the zoning district.
   Staff Comment: *Where access is limited to a lot by the standards of any applicable frontage design standards, alternative access design strategies shall be used. The relief meets the Code intent to provide an alternative for safe access into the site for pedestrians.*

3. The relief requested is based upon sound planning and urban design principles that are consistent with the intent and objectives behind the applicable standard.
   Staff Comment: *The relief is based on sound planning and urban design principals as the access widths are constant for the entire lot.*

4. Compliance with the standard is not practical due to some factors specific to the site or context.
   Staff Comment: *Compliance with the standard is not practical due to the type of traffic this location services and the curve radius from the Code. It has been determined that the width should be increased to allow for traffic to flow safely in and out of this site. If the foundation planting beds were increased and the sidewalks reduced it would not allow safe separation from vehicle parking in front of the building.*

5. The relief requested is not strictly for the convenience of the applicant or a specific tenant, and is the minimum necessary to result in the best design for the site.
   Staff Comment: *This request is not specifically for the convenience of the applicant. The standards are being adjusted for the safe movement of the store's customers. It would allow an extra wide separation between these customers and the parking lot.*

6. The relief requested produces no perceived impact on the adjacent property or public realm, than would otherwise occur if the standard were met.
   Staff Comment: *The landscape provided will create an attractive aesthetic environment in the City, and preserve the value of adjacent properties. The relief provides no perceived impact on the adjacent property or public realm as the adjacent properties are commercial properties like the subject property.*

7. The relief requested may be limited to specific conditions, or proposed alternatives that equally or better meet the intent of the applicable standard.
   Staff Comment: *The applicant has agreed to provide more perimeter landscaping to provide a visual buffer between the street and the building.*

8. In the case of any specific standard where exceptions or alternative compliance is identified in this Code, the relief shall be limited only to the extent identified with that standard.
   Staff Comment: *No exception or alternative compliance is identified for this standard.*

Staff supports this adjustment request as it will provide safer pedestrian movement between the building and the parking lot.

STAFF ANALYSIS – INFRASTRUCTURE / OTHER

WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –

Existing utilities are located either within or adjacent to the site.

ROADWAY NETWORK, VEHICULAR ACCESS –

There are no new points of access being proposed for this site. Access off of Gardner Road will be through an existing drive that will provide access throughout the development.

SIDEWALKS –

An existing 5' sidewalk is located along the west side of Gardner Road along with a 5' sidewalk extending along the north side of this site and extending east to provide access to the existing sidewalk on Gardner Road.

ATTACHMENTS

I. Site Plan sheets (11)
II. Application

ACTIONS

Per Section 17.03.010 (G) of the *Gardner Land Development Code*, a review body may take the following actions (or recommend the following actions):

1. Approve the application.
2. Approve the application with conditions or modifications to lessen or mitigate a potential impact from the proposed application.
3. Deny the application.
4. Continue the application to allow further analysis. The continued application shall not be more than 60 days from the original review without consent of the applicant. No application shall be continued more than once by each review body without consent of the applicant.

EFFECT OF DECISION

Site Plan and Design Review – Approval of a site plan and design review shall authorize the applicant to apply for a building permit and other applicable permits. The Director may approve minor amendments to approved site plans and design reviews without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative site plan, or any change that is different from any condition of approval of the site plan and design review. **An approved site plan and design review shall expire and be of no further effect if an application for a building permit for one or more buildings shown on the site plan is not filed within two years of the approval.** The Planning Commission may grant an extension for up to one additional year. Any other element of the plan not submitted for permits within two years shall expire, unless the application proposes a different schedule that is approved.

RECOMMENDATION

Staff recommends approval of the Site Plan subject to the following conditions:

1. The final plat for QuikTrip Store No. 0294 shall be recorded with the Johnson County Records and Tax Administration prior to the issuance of a building permit;
2. Approval of the Traffic Impact Study and Stormwater Management Plan by the City Gardner Public Works Department prior to the issuance of a building permit; and

3. Signage application approved.

Recommended Motion:

After review of Application SP-20-04, a site plan for Culvers, located on the west side of Gardner Road, approximately 600' south of 188th Street, and site plan dated May 8, 2020, and staff report dated June 23, 2020, the Planning Commission approves the application provided the following conditions are met:

1. The final plat for QuikTrip Store No. 0294 shall be recorded with the Johnson County Records and Tax Administration prior to the issuance of a building permit;
2. Approval of the Traffic Impact Study and Stormwater Management Plan by the City Gardner Public Works Department prior to the issuance of a building permit; and
3. Signage application approved.

davidson
architecture & engineering

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project description:

A new restaurant building for Culvers located in Gardner KS along S. Gardner Rd.

submittal dates:

FDP submittal: 06.12.2020

code review:

governing municipality:	Gardner, Kansas
governing code:	2012 IBC, 2012 IMC, 2012 IPC, 2012 IFC, 2012 IFGC, 2011 NEC
zoning:	C-3
building area:	4,311 sq.ft.
site area:	62,031 sq. ft. (±1.42 acres)
floor area ratio:	6.9%
parking provided:	62 spaces provided 3 ADA spot req. 3 provided
construction:	V-B
stories:	1 story
building height:	23'-0"
fire suppression:	yes (NFPA 13)
occupancy group:	A-2

allowable area calculations:

tabular area:	6,000 sq. ft.
sprinkler inc. (300%):	18,000 sq. ft.
frontage inc. (75%):	4,500 sq. ft.
total allowable area:	28,500 sq. ft.
total building area:	4,766 sq. ft.

sheet index:

A0.0	cover sheet
Civil	
C1.2	site plan
C1.3	turning template
C2.1	grading & erosion control
C3.1	drainage map
C3.2	storm sewer plan
Landscape	
L1.1	landscape plan and details
Architecture	
A1.1	site plan
A3.1	exterior elevations and details
P1.1	photometric

client:

Strom Investments
d/b/a Culver's of Olathe
18685 W.151st St.
Olathe, KS 66062

architect:

Chris Hafner, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

civil engineer:

Dominic LaRocca, P.E.
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390 f: 913.451.9391

a new building for
Culvers Gardner
Lot 2, Quick Trip No. 0294 Subdivision
Gardner, Kansas

A0.0
cover sheet

Construction Notes

1. Construct type 'B' curb & gutter where indicated (see legend).
2. Construct type 'B dry' curb & gutter where indicated (see legend).
3. Construct heavy-duty asphalt pavement, typ. (see detail on C4.10)
4. Construct standard asphalt pavement, typ. (see detail on C4.10)
5. Construct concrete pavement, typ. (see detail on C4.10)
6. Construct standard concrete sidewalk, typ. (see detail on C4.10)
7. Parking, ADA striping and universal symbol to be painted white with 4" stroke, typ.
8. Tap existing water main for installation of 2" HDPE domestic water service line to building and 2" domestic water meter as shown. RPZ to be installed inside building.
9. Tap existing water main for installation of 6" C906 HDPE fire service line to building. Backflow prevention to be installed inside building.
10. Install parking blocks.
11. Connect to existing sanitary stub and install 6" SDR 26 PVC sanitary service & grease interceptor assembly per City of Gardner Standards & Specifications.
12. Coordinate gas service with utility.
13. Coordinate Telephone/Cable/Data service lines with utility.
14. Coordinate transformer installation & electric service with utility. Contractor to field verify location of existing sectionalizer.
15. Proposed storm sewer, re: C3.2.
16. ADA crosswalk with pattern and/or striping.
17. FDC connection.
18. existing well structure to be removed and filled up to finish grade.
19. Construct ADA compliant sidewalk path.
20. Install 1.5" irrigation stub. Continuation by others.

Utility Notes:

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.
- Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.
- Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.
- Backfill all utility trenches according to the most recent edition of the jurisdictional standards.
- All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.
- The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.
- The Contractor shall maintain 18'' minimum vertical clearance between storm sewer and sanitary sewer pipes and 18'' minimum vertical clearance between sanitary sewer and water main unless otherwise specified.
- Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completition of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.
- Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.
- The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.

Legal Description

All of Lot 2, QUIKTRIP STORE NO. 0294, A proposed subdivision of land in the City of Gardner, Johnson County, Kansas.

Local Benchmarks

BM-#

BENCHMARK 80 ELEV.: 1044.03
Square cut on center front face of the East side of Gardner road ± 350' North of the Northeast corner of the Property

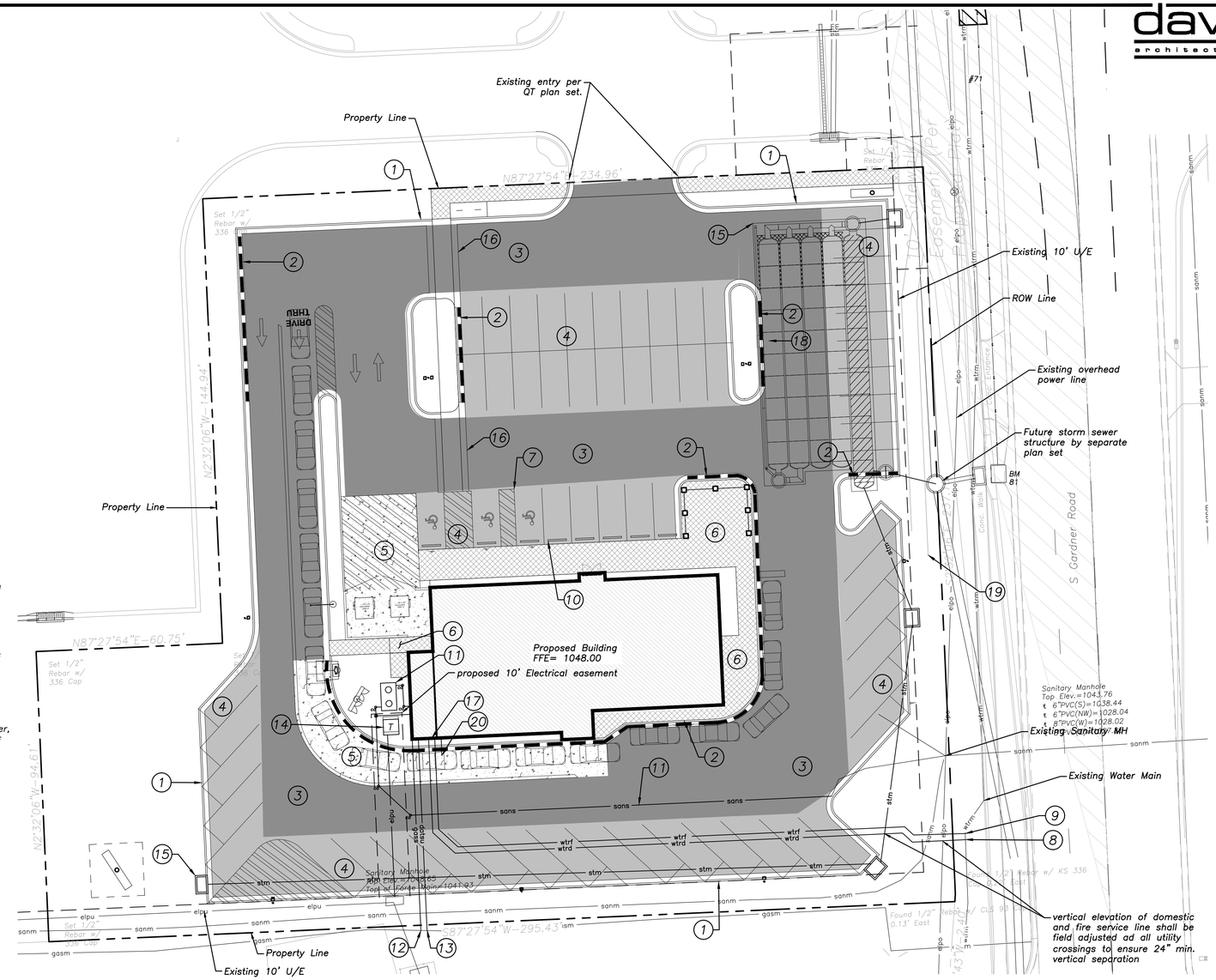
BENCHMARK 81 ELEV.: 1041.91
Square cut on center front face of the West side of Gardner road ±100' South of the Northeast corner of the Property.

Control Point 70
Set Mag nail in the center of a sidewalk on the South side of the East/West entrance to Phillip's Gas Station.

Control Point 71
Set Mag nail in the center of a sidewalk on the West side of Gardner Road in line with the ℄ of 189th Street to the East.

Floodplain Note:

Flood lines shown hereon are approximate. This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance Floodplain, as shown on the Flood Insurance Rate map prepared by the Federal Emergency management Agency's National Flood Insurance Program for the City of Spring Hill, Johnson County, Kansas, Map number 20091C0120G and dated August 3, 2009.



1 Site Plan
1"=20'
north
0 10 20 40

Symbols

- sanitary manhole
- service cleanout
- force main release valve
- rectangular structure
- circular structure
- fire hydrant
- water valve
- water meter
- backflow preventer
- natural gas meter
- service transformer (pad mount)
- primary switch gear
- light pole
- cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Utility Legend

- existing
- proposed

Linetypes

- sanitary main
- sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- water main
- water service (fire)
- water service (domestic)
- water service (irrigation)
- natural gas main
- natural gas service schematic
- underground primary electric
- underground secondary electric
- underground cable/phone/data
- underground cable/phone/data service

Construction Legend

- concrete pavement
- standard asphalt
- heavy duty asphalt
- concrete sidewalk
- standard curb & gutter
- standard dry curb & gutter

Property Legend

- right of way
- property lines
- easements
- setbacks

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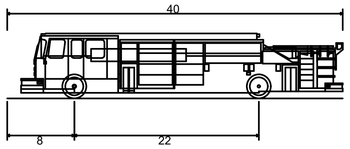
a new development for
Culvers
Gardner
Kansas

date
06.12.2020
drawn by
DJL
checked by
PAM
revisions

sheet number
C1.2
drawing type
FDP
project number
18062



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Utility Notes:

- *Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.*
- *The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to contract "One Call" and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.*
- *The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.*
- *The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.*
- *The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.*
- *Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.*
- *Refer to mechanical, electrical, and plumbing (MEP) plans for utility service sizes and exact locations. Refer to site electric plans for electric construction details.*
- *Provide temporary support for existing utility lines that are encountered during construction until backfilling is complete.*
- *Backfill all utility trenches according to the most recent edition of the jurisdictional standards.*
- *All utilities shall be brought within 5' of the building to connect to plumbing contractors work unless otherwise specified.*
- *The Contractor shall adjust all utility fixtures, manholes and inlets to finished grade as required.*
- *The Contractor shall maintain 18" minimum vertical clearance between storm sewer and sanitary sewer pipes and 18" minimum vertical clearance between sanitary sewer and water main unless otherwise specified.*
- *Contractor shall prevent entry of mud, dirt, debris, and other material into new and existing storm sewer systems. Should any contamination occur during construction, the contractor shall clean at contractor's expense. Upon completition of all storm sewer improvements, all new and existing pipe and structures shall be cleaned out.*
- *Electrical, lighting, and data conduit layout shown is for graphical purposes only. See MEP plans for more detail.*
- *The Contractor shall provide all temporary power, process, and utility service bypasses and connections as required.*

Legal Description

All of Lot 2, QUIKTRIP STORE NO. 0294, A proposed subdivision of land in the City of Gardner, Johnson County, Kansas.

Local Benchmarks BM-#

BENCHMARK 80 *ELEV.: 1044.03*
Square cut on center front face of the East side of Gardner road ± 350' North of the Northeast corner of the Property

BENCHMARK 81 *ELEV.: 1041.91*
Square cut on center front face of the West side of Gardner road ±100' South of the Northeast corner of the Property.

Control Point 70
Set Mag nail in the center of a sidewalk on the South side of the East/West entrance to Phillip's Gas Station.

Control Point 71
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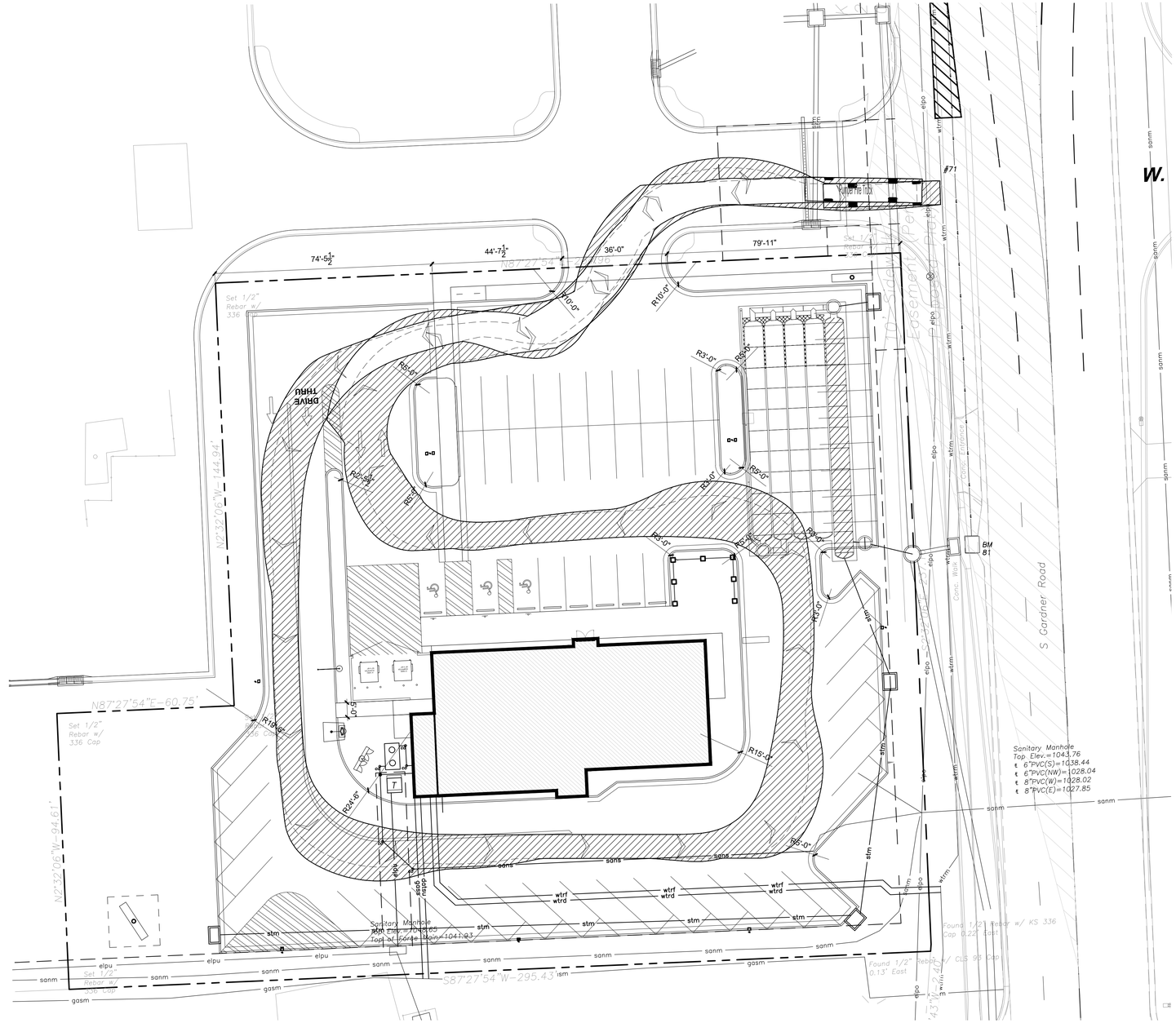

north

1 Fire Truck Turning Template
1"=20'
0 10 20 40

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sheet number
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Symbols

- sanitary manhole
- service cleanout
- fmv force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv water valve
- water meter
- BFP backflow preventer
- natural gas meter
- T service transformer (pad mount)
- S primary switch gear
- light pole
- C cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section

Utility Legend

- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- storm sewer (existing)
- storm sewer (solid wall, proposed)
- stm — storm sewer (solid wall, proposed)
- storm sewer (perforated, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- elpu — underground primary electric
- elsu — underground secondary electric
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service

Property Legend

- right of way
- property lines
- easements
- setbacks

Erosion Control Legend

- Phase I Silt fence
- Phase I Inlet protection
- limits of disturbance
- construction entrance
- rock check dam
- topsoil stockpile area
- concrete washout area
- construction fencing with screening fabric

Grading Legend

- existing minor contour
- existing major contour
- proposed minor contour
- proposed major contour

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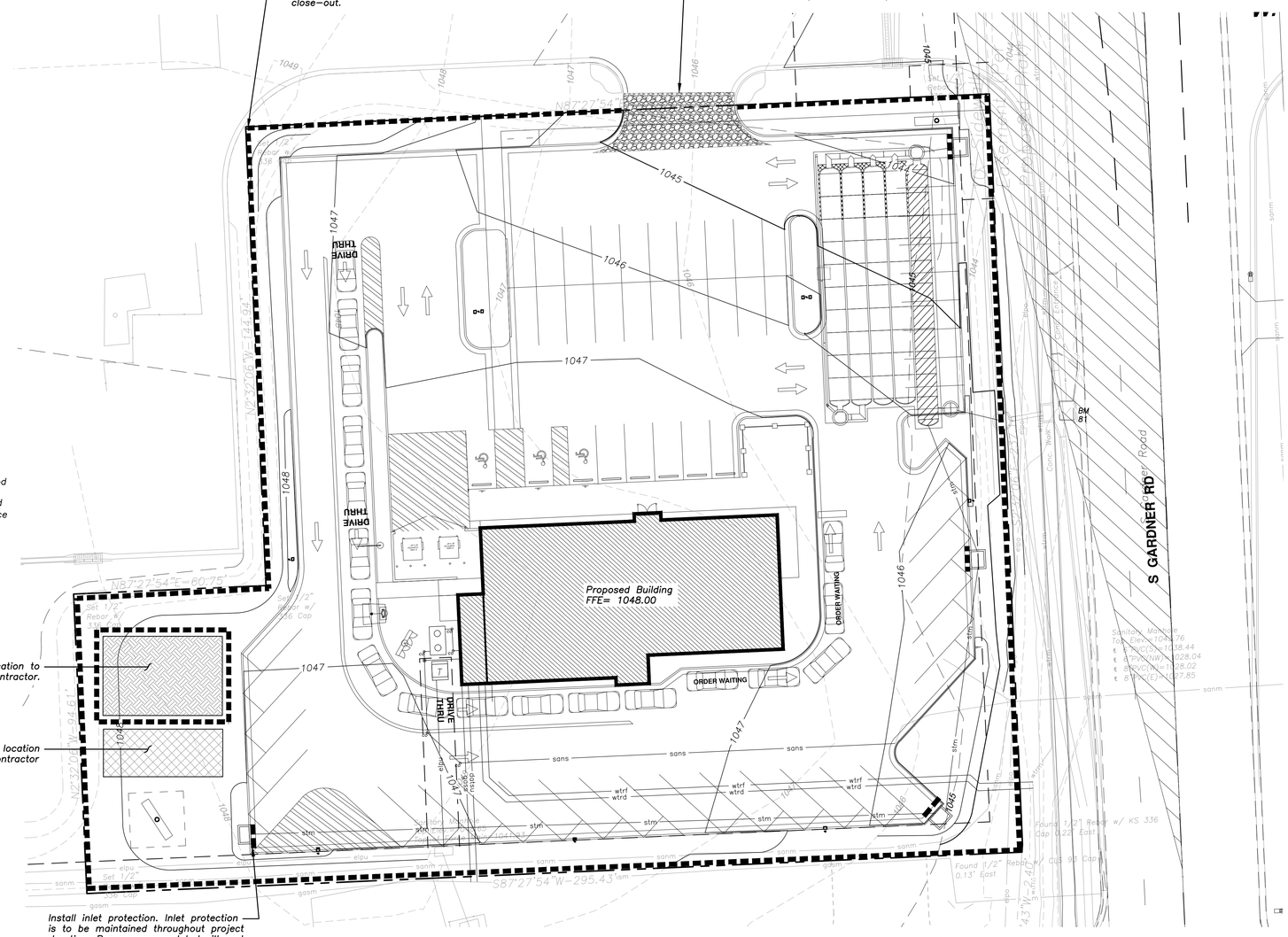

north

1 Grading & Erosion Control Plan
1"=20'
0 10 20 40

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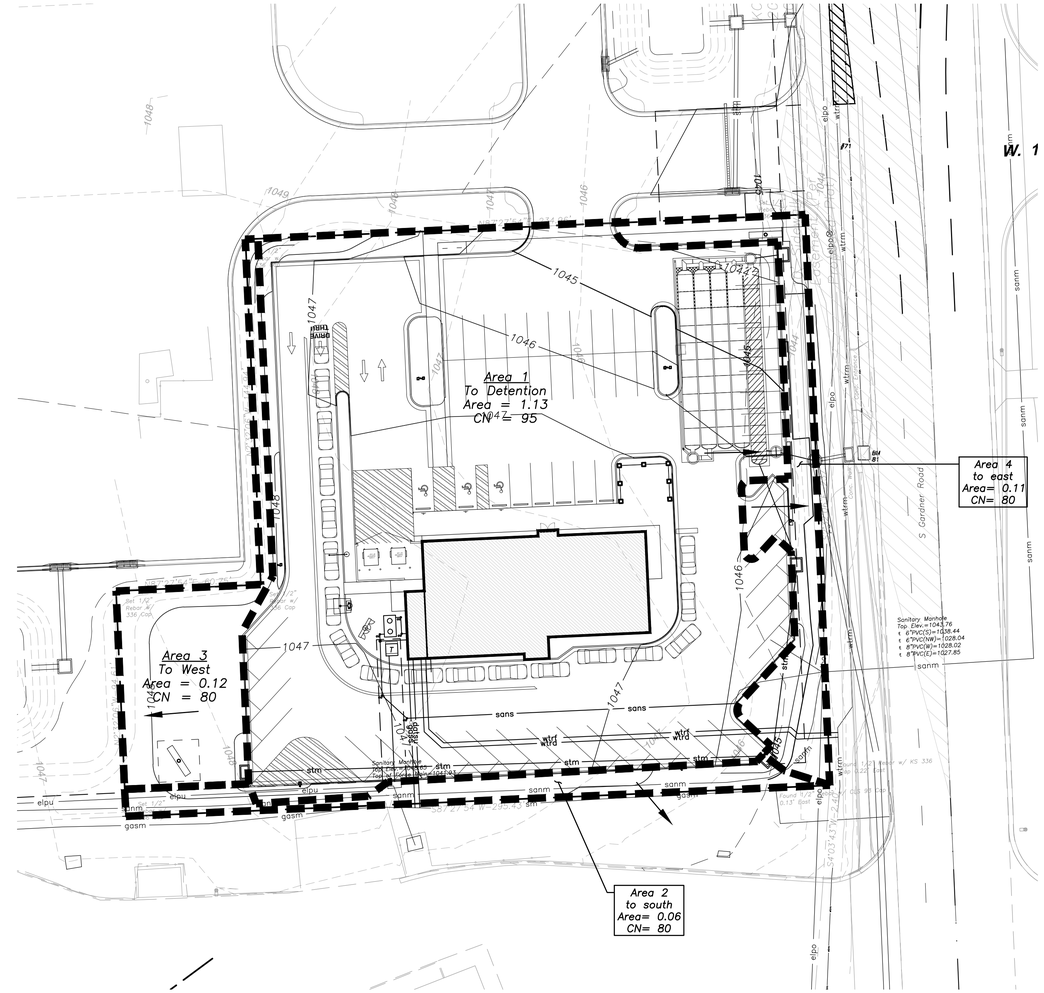
north 1 Existing Drainage Area Map
1"=30'
0 15 30 60



north 2 Proposed Drainage Area Map
1"=30'
0 15 30 60

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Symbol Legend

S	sanitary manhole	T	service transformer (pad mount)
CO	service cleanout	S	primary switch gear
fmv	force main release valve		light pole
	rectangular structure	C	cable/phone/data junction box
	circular structure		street light
	fire hydrant		pedestrian street light
wv	water valve		electric pole
M	water meter		guy wire
BFP	backflow preventer		end section
g	natural gas meter		

Utility Legend

existing
proposed

Linetypes

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gasm	natural gas main
gass	natural gas service schematic
elpu	underground primary electric
elsu	underground secondary electric
elpo	overhead electric
datu	underground cable/phone/data
datsu	underground cable/phone/data service
	fence–chainlink
	fence–wood
	fence–barbed wire
	treeline

Drainage Legend

drainage area

Property Legend

right of way
property lines
easements
setbacks

Grading Legend

existing minor contour
existing major contour
proposed minor contour
proposed major contour

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- electric pole
- guy wire
- end section

Utility Legend

- existing
- proposed

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- setbacks

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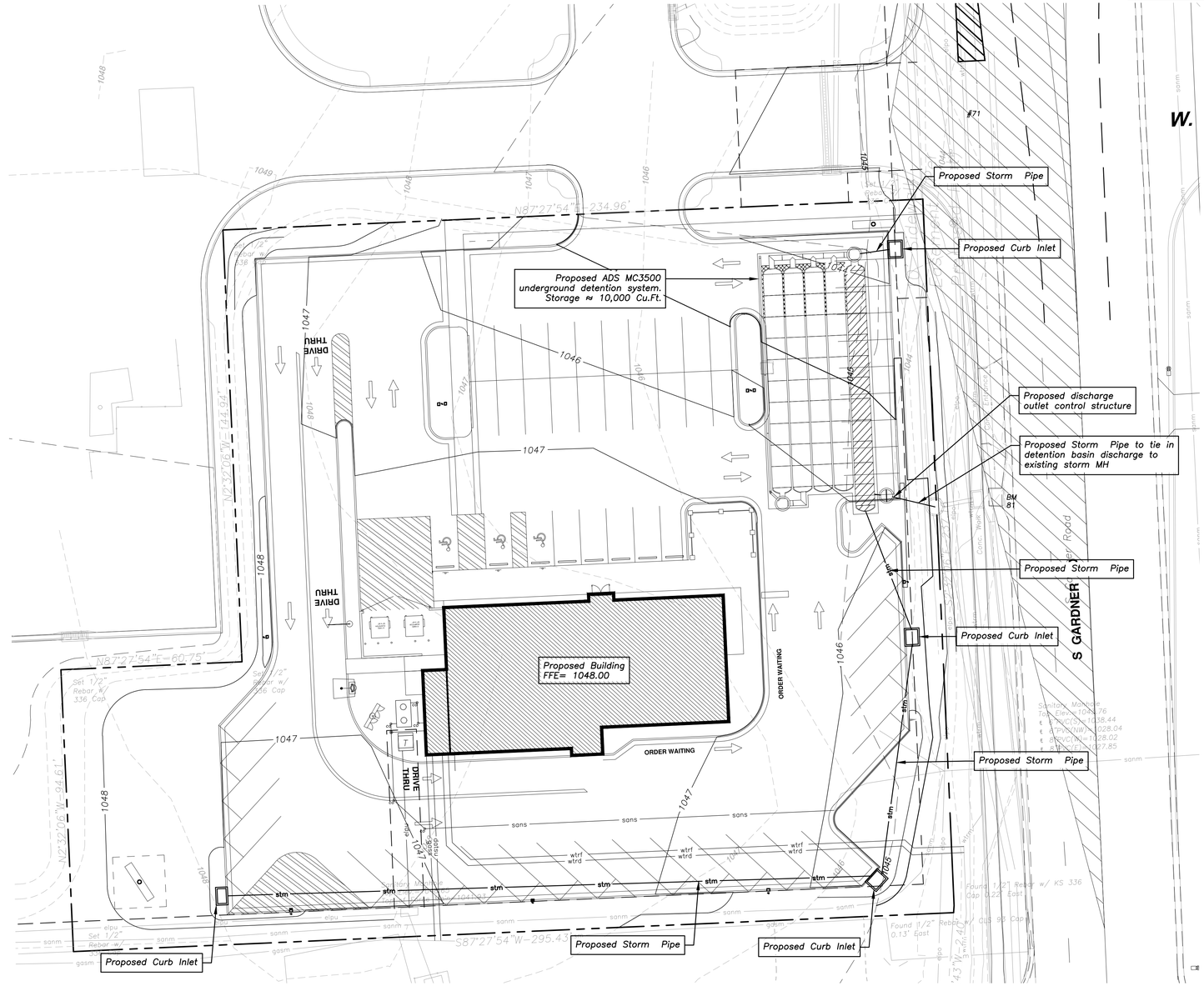

north

1 Storm Sewer Plan
1"=20'
0 10 20 40

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sheet number
C3.2
drawing type
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project number
18062

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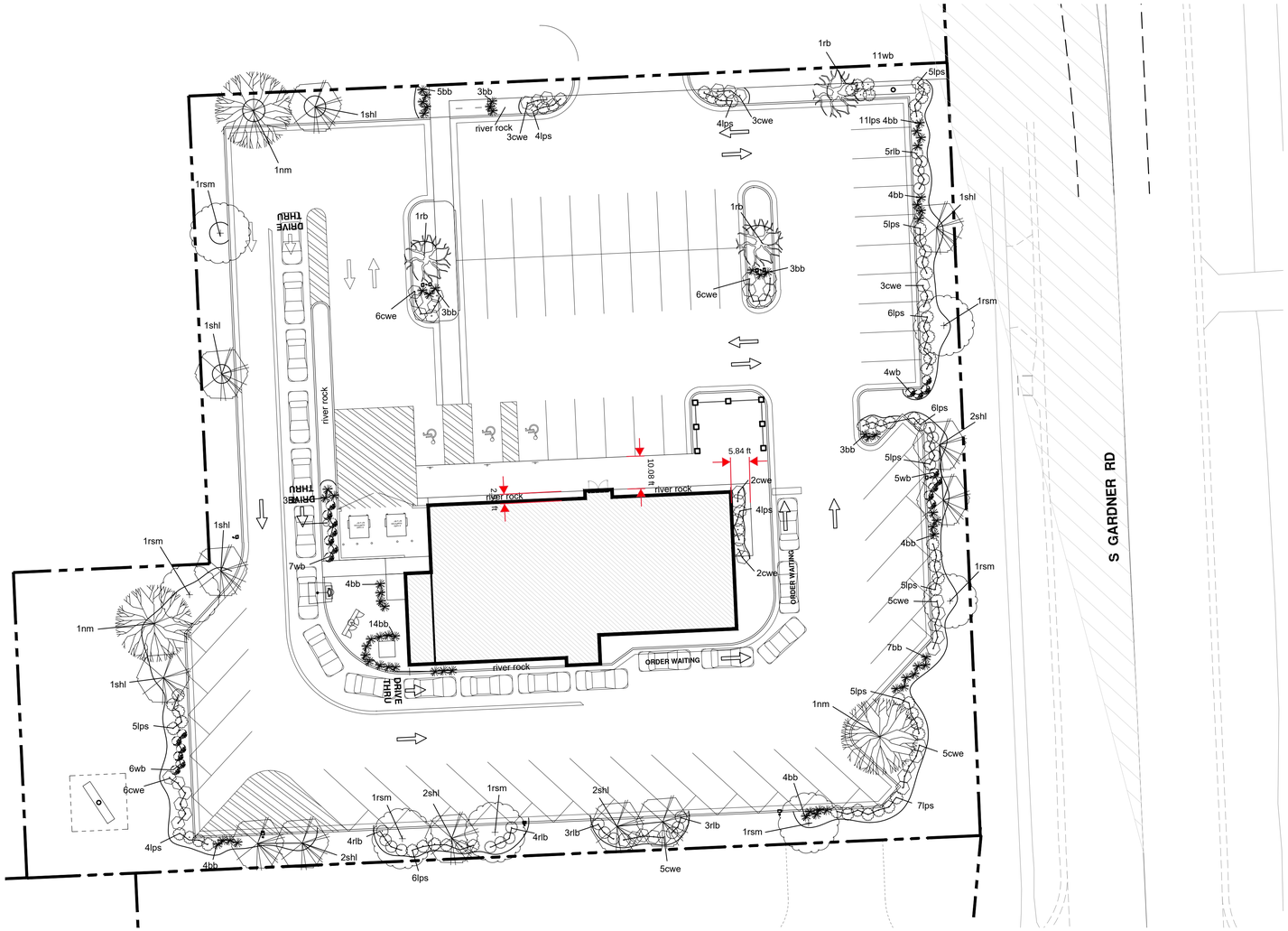
Plant Schedule

		item	qty.	common name	botanical name	size & condition
medium/ large trees		shl	12	sunburst honey locust	gleditsia triacanthos 'sunburst'	2" cal. / b & b
		nm	3	norway maple	acer platanoides var.	2" cal. / b & b
		rsm	7	'red sunset' maple	acer rubrum 'red sunset'	2" cal. / b & b
ornmntl.		rb	3	redbud	cercis canadensis	1-1/2" cal. min. / b & b
evergrn. shrub		wb	22	wintergreen boxwood	buxus microphylla	3 - 5 gallon / cont.
		rlb	24	red leaf barberry	berberis thunbergii var. atropurpurea	3 - 5 gallon / cont.
hat. grass		bb	65	big bluestem	andropogon geradii	2 - 5 gallon / cont.
dec. shrub		lps	71	'little princess' spirea	spirea japonica 'little princess'	3 - 5 gallon / cont.
		cwe	46	compact winged euonymus	euonymus alatus 'compactus'	3 - 5 gallon / cont.

landscape notes:

1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
6. Entire site to be irrigated by underground system, including right of way as req'd. (limits of sod including all other disturbed area's and all planting beds)
7. Irrigation system shall include an automatic rain sensor.
8. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
9. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
10. Stake and guy all trees per planting details.
11. Install all shrubs and groundcover per planting details.
12. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
13. Root stimulator shall be applied to the soil backfill of each plant during installation.
14. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
15. Contractor shall stake plant locations in the field and have approval by the Architect before proceeding with installation.
16. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control.
17. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
18. No plant material shall be substituted without written approval of the Landscape Architect per specifications.
19. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified. Mulch shall not exceed deliniated area without approval.
20. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction.
21. All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.
22. All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked.
23. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
24. Maximum slope shall be not greater than 3 : 1.
25. All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary.



1 Site Plan
scale: 1" = 20'-0"
north

Landscape Requirements

Parking Buffers

REQUIRED	Under 20	5% or Internal Landscape Islands or 8' Perimeter Buffer	No requirement other than 6' setback	No requirement other than 6' setback
PROVIDED	Under 20	8' Perimeter Buffer + 20% = 9.6' Perimeter Buffer	6' setback + 20% = 7.2% setback	6' setback + 20% = 7.2% setback

Foundation Landscaping

REQUIRED	25% of street facing facade, 8' deep	1 small tree for every 40 LF	1 shrub for every 10 LF
PROVIDED	25% of 42.5 = 10.5' req; 20' provided	1 small tree provided	8 shrubs provided

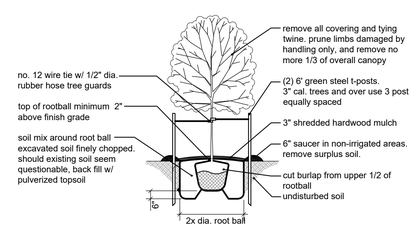
Parking Landscaping

REQUIRED	1 shrub for every 5 linear feet of perimeter buffer along frontage/ street side	1 large or medium tree for every 30 linear feet of perimeter buffer
PROVIDED NORTH	no parking along north	no parking along north
PROVIDED EAST	187 LF /5 = 38 shrubs	187 LF/30 = 7 large/ medium trees
PROVIDED SOUTH	219.5 LF /5 = 44 shrubs	219.5/30 = 8 large/ medium trees
PROVIDED WEST	77 LF /5 = 16 shrubs	77 LF/ 30 = 3 large/ medium trees

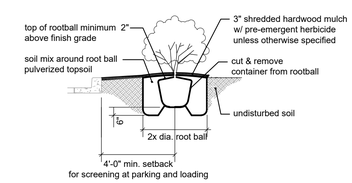
1 large or medium tree for each 40 spaces; 62 spaces on site = 2 large/ medium trees required.
East parking is within 15' of ROW; continuous planting provided in addition to the 40 shrubs required.

Open Areas Landscaping

REQUIRED	1 tree per 10,000 s.f.	1 shrub per 5,000 s.f.
PROVIDED	57,720 s.f. / 10,000 = 6 trees	57,720 s.f. / 5,000 = 12 shrubs



3 Deciduous Tree Planting Detail
not to scale



2 Shrub Planting Detail
not to scale

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06.12.2020
drawn by
DAE
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DAE
revisions

sheet number
L1.1

drawing type
FDP
project number
18062

Project Synopsis

Governing Municipality: Gardner, KS
Governing Code: 2012 IBC, 2012 IMC, 2012 IPC, 2012 IFC, 2012 IFGC, 2011 NEC
Construction: V-B
Fire Protection: Yes
Zoning: C-3
Site area: 62,031 sq.ft. or 1.42 acres
Total building area: 4,311 sq.ft.
Floor Area Ratio: 7%
Occupancy Group: A-2
Stories: One
Parking Provided: 60 standard +3 handicap = 63 parking spots
Bicycle Parking: 4 spots required, 4 provided
Frontage type: Buffer Edge
Street type: Arterial Standard

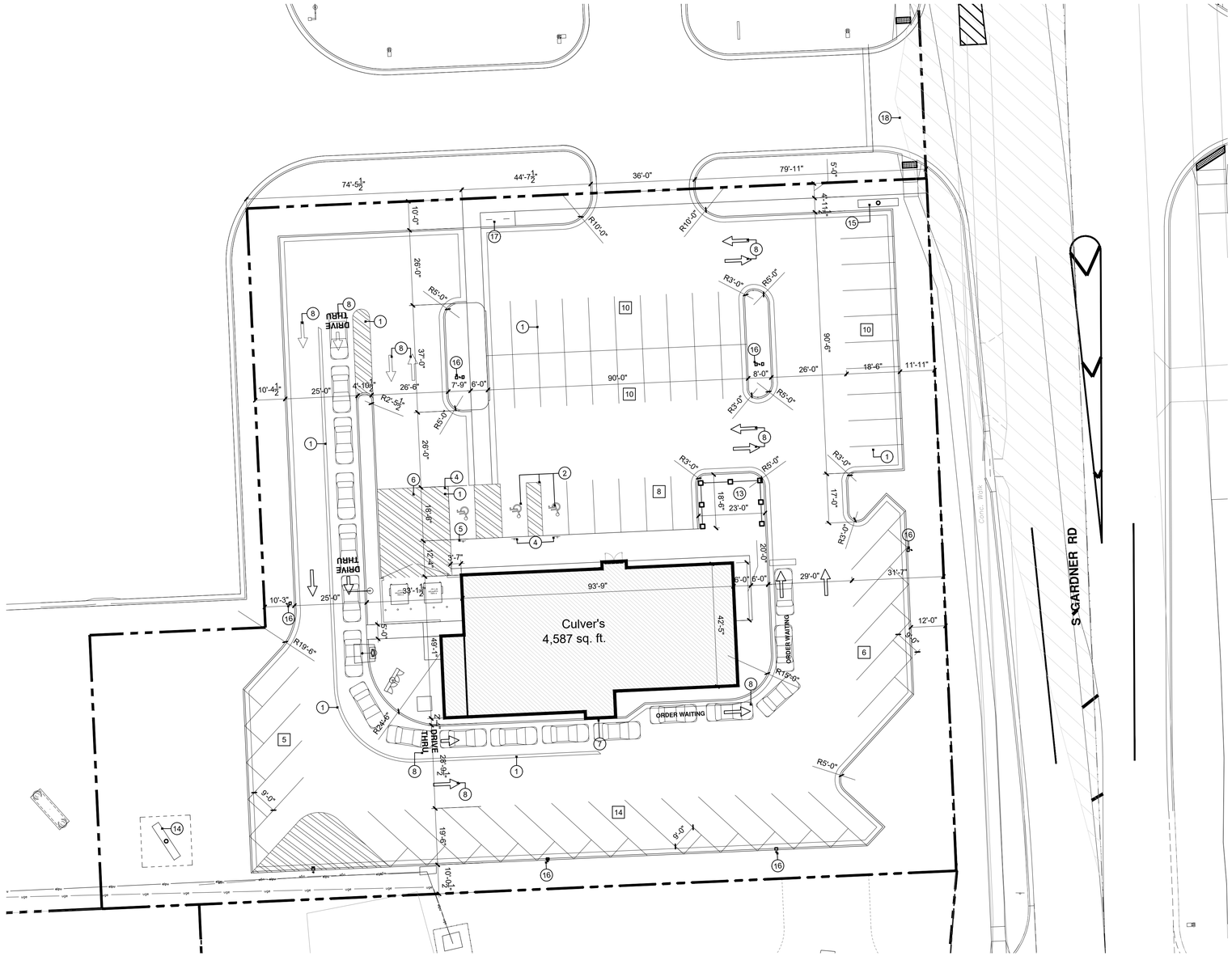
General Notes

- All construction shall conform to the standards and specifications of the City of Gardner, Kansas.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify existing surface & subsurface ground conditions prior to start of construction
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All new utility services shall be painted to match adjacent building color.
- Prior to final inspection, the general contractor shall meet with Fire District #1 of Johnson County to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- Asphalt & conc. parking lot paving & curbs to meet City of Gardner construction standards.

Construction Notes

1. Parking lot striping and hatching shall be white w. 4" stroke.
2. Handicap striping & universal symbol painted blue w. 4" stroke
3. Provide ADA accessible sidewalk for pedestrian access to buildings & public way.
4. Handicap parking signage. Mount bot. of sign 36"-60" a.f.g. Sign to include the universal handicap symbol and 'van accessible' as required. Install within 5'-0" of stall & center w/ parking space (typ.)
5. Trash enclosure to be constructed using materials matching building.
6. Concrete pad at trash enclosure per civil.
7. Location of drive-thru window.
8. Painted directional markings
9. Drive-thru directional signage.
10. Culver's drive thru signage package.
11. Fire Department Connection per MEP.
12. Furnish and install Knox Box at FDC at 6'-0" a.f.g. - verify location with Fire Marshall.
13. Location of patio dining enclosed by metal railing and stone posts with accent lighting, include trash receptacle.
14. Location of Culver's high rise pylon sign per Culver's signage package.
15. Location of Culver's monument sign per Culver's signage package.
16. Parking lighting per photometric plan.
17. Location of bicycle parking.
18. Location of sight triangle.

2 Vicinity Map
scale: 1" = 150'-0"
north



1 Site Plan
scale: 1" = 20'-0"
north

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architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
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a new development for
Culvers
Gardner
Kansas

date
06.12.2020
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.1
drawing type
FDP
project number
18062

davidson
architecture&engineering

4301 Indian Creek Parkway
Overland Park, KS 66207
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Exterior Materials and Finishes:

EIFS:
- color 1 - (medium sand finish) color: tony taupe SW 7038
- color 2 - (medium sand finish) color: tiki hut SW 7509

canopies:
- Baraboo Tent & Awning, Sunbrella royal blue 4617

flashing:
- Una-Clad, color: medium bronze

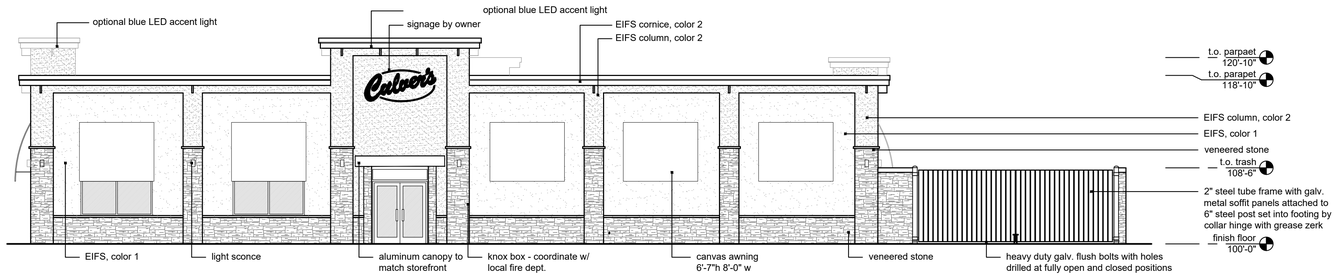
stone:
- Environmental Stoneworks, color: Aspen Nickel Creek, finish: Tuscan Ledge

caulk:
- match adjacent wall color

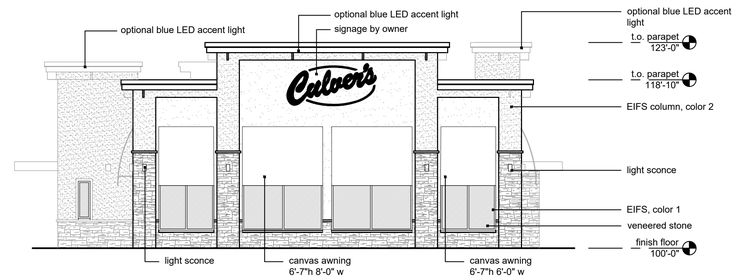
goose neck fixture:
- RAB Lighting, GN1LED26N_ST 15" color: brown

sconce light:
- building mounted up/down light wash fixture

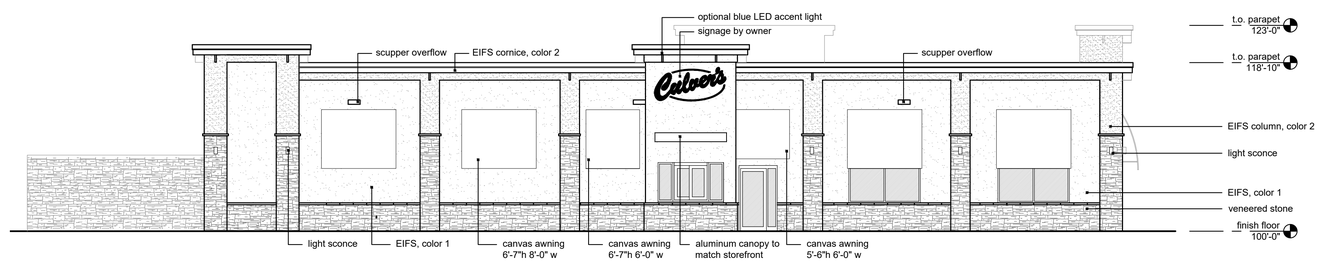
railings:
- painted black metal



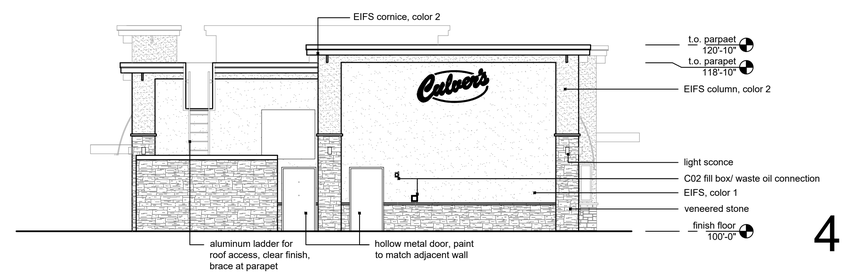
1 North Elevation
scale: 1/8" = 1'-0"



2 East Elevation
scale: 1/8" = 1'-0"



3 South Elevation
scale: 1/8" = 1'-0"



4 West Elevation
scale: 1/8" = 1'-0"

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4301 Indian Creek Parkway
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Exterior Materials and Finishes:

EIFS:
- color 1 - (medium sand finish) color: tony taupe SW 7038
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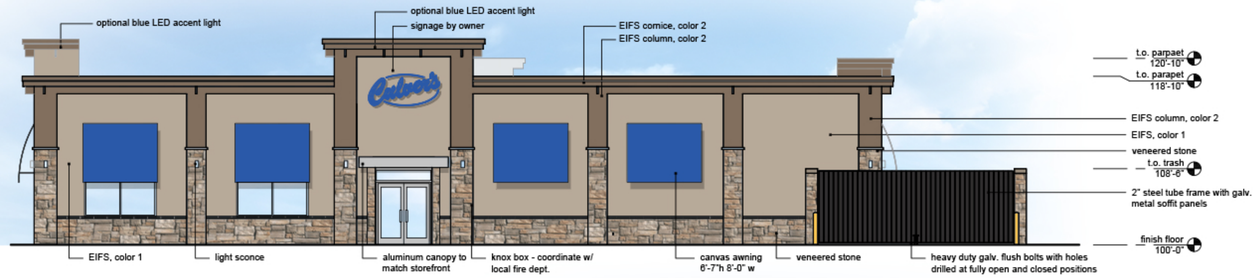

1 North Elevation
scale: 1/8" = 1'-0"

2 East Elevation
scale: 1/8" = 1'-0"

3 South Elevation
scale: 1/8" = 1'-0"

4 West Elevation
scale: 1/8" = 1'-0"

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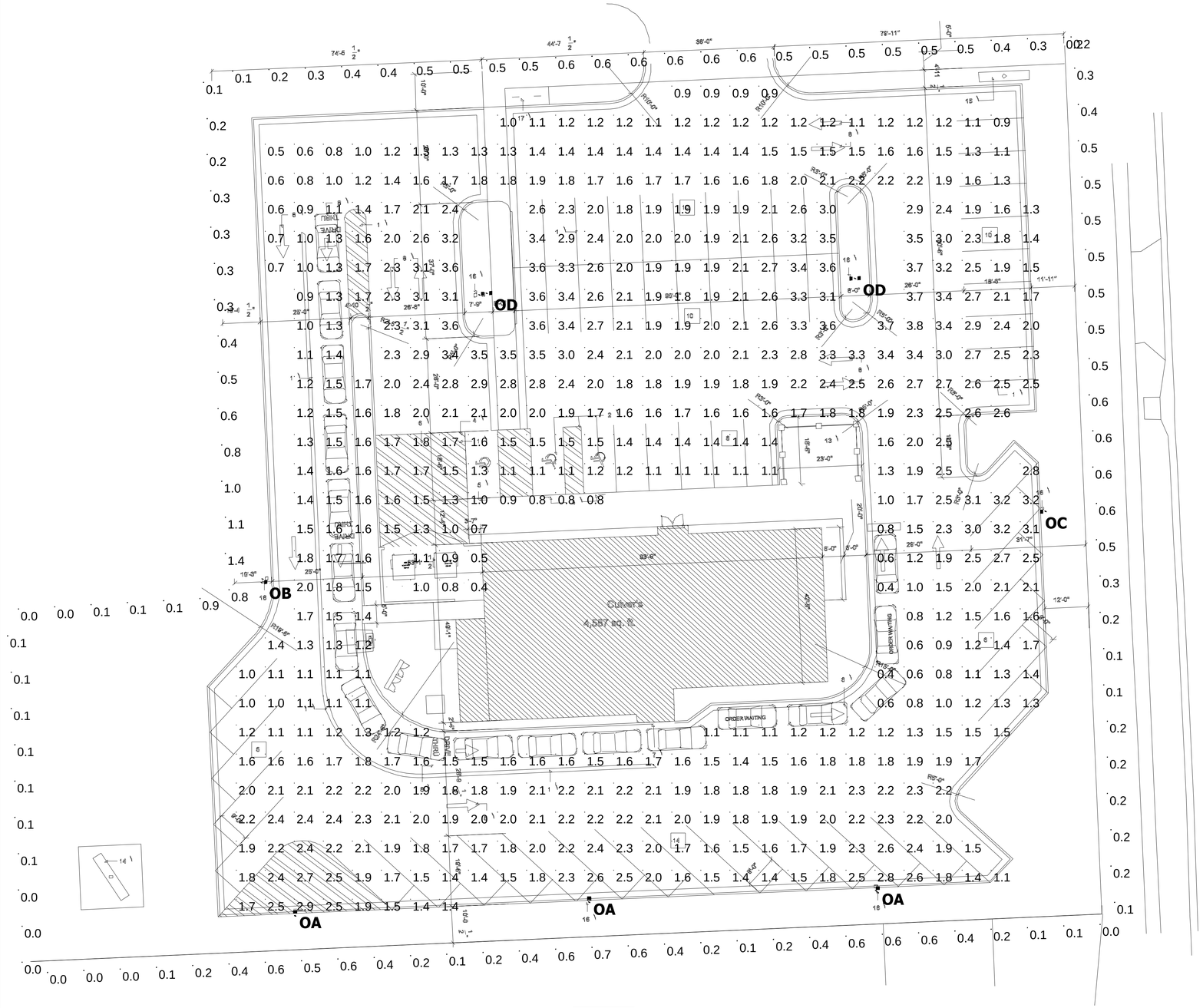

Plan View
Scale - 1" = 16ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens Per Lamp	Wattage
	OA	3	Lithonia Lighting	DSX1 LED P3 40K TFTM MVOLT HS	9818	102
	OB	1	Lithonia Lighting	DSX1 LED P3 40K T5W MVOLT HS	8570	102
	OC	1	Lithonia Lighting	DSX1 LED P3 40K T2M MVOLT HS	10282	102
	OD	2	Lithonia Lighting	DSX1 LED P3 40K T5M MVOLT	13055	204

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.8 fc	3.8 fc	0.4 fc	9.5:1	4.5:1
PROPERTY LINE	X	0.4 fc	1.4 fc	0.0 fc	N/A	N/A

CRESCENT ELECTRIC SUPPLY COMPANY

CULVER'S GARDNER, KS
SITE PHOTOMETRIC

Designer	
Date	5/14/2020
Scale	Not to Scale
Drawing No.	
Summary	

Business & Economic Development
Planning Division
120 E. Main St. Gardner, KS 66030
P: 913.856.0913 | F: 913.856.4562
www.gardnerkansas.gov

SITE PLAN AND DESIGN REVIEW
FINAL DEVELOPMENT PLAN
APPLICATION

Pre-App Date _____
Fee _____
File No. _____

OWNER INFORMATION

Name(s) STROM INVESTMENTS LLC

Contact Gary Strom

Address 18685 W 151st Street

City Olathe State Kansas Zip Olathe

Phone 913.764.2510 Email olatheculvers@aol.com

APPLICANT/AGENT INFORMATION

Name(s) Davidson Architecture and Engineering

Contact Will Dubois

Address 4301 Indian Creek Parkway

City Overland Park State Kansas Zip 66207

Phone 913.451.9390 Email will@davidsonae.com

SITE INFORMATION

Property Address/Location: Lot 2, QuikTrip No. 0294 Subdivision

Legal Description (Attach If Necessary) Lot 2, QuikTrip No. 0294 Subdivision

Number of Existing Lots 1 Number of Proposed Lots 1

Total Site Area 62,031 sq ft; 1.42 ac. Present Zoning C-3

Proposed Use Restaurant Present Land Use Vacant Commercial Industrial

Proposed Street Design Type(s) & Class _____

Proposed Type(s) Open & Civic Space _____

Proposed Frontage Type(s) Buffer Edge

Proposed Building Types(s) Small Commercial/ Pad Site

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for a site plan and design review or final development plan as indicated above.

Signature(s): Gary L. Strom Date MAY 15, 2020

_____ Date _____