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

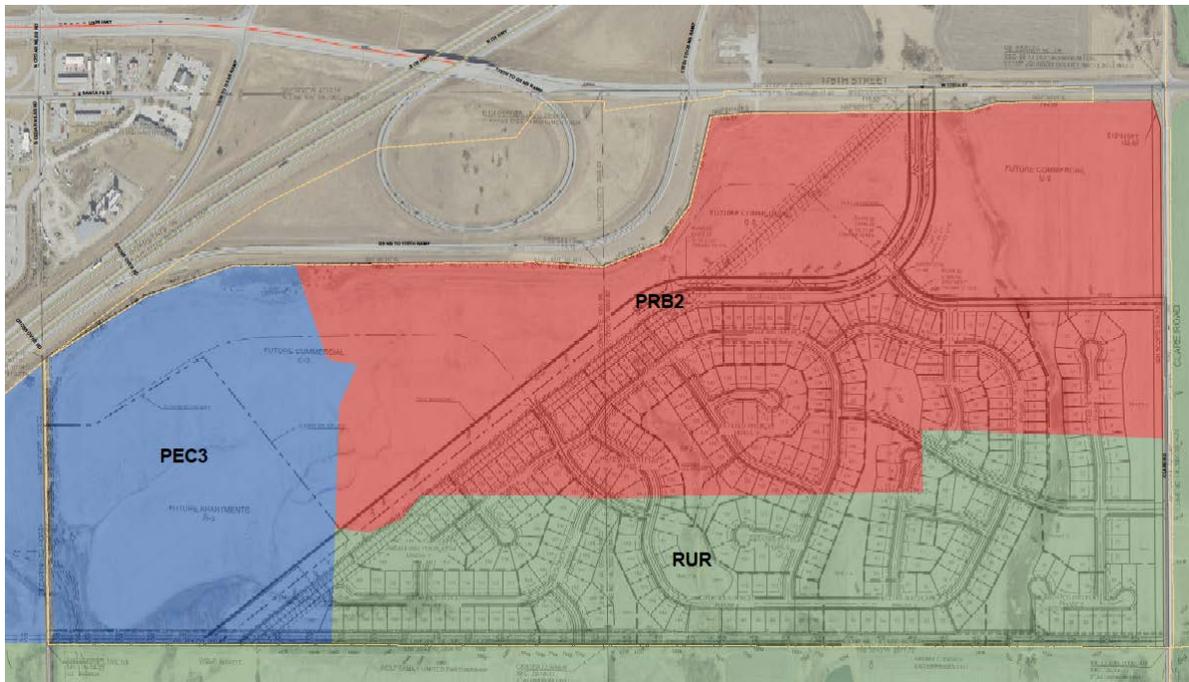
Location: Southeast corner of the intersection of Interstate 35 and 175th Street

REQUESTED ACTION

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

EXISTING ZONING AND LAND USE

Currently the properties are zoned County RUR (Rural), PRB2 (Planned Residential Neighborhood Retail Business), and PEC3 (Planned Light Industrial Park) Districts. The properties are currently cultivated for row crops. The rezoning for the Meadows and Estates portion of the development is in the rezoning process to the RP-2 District.



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.

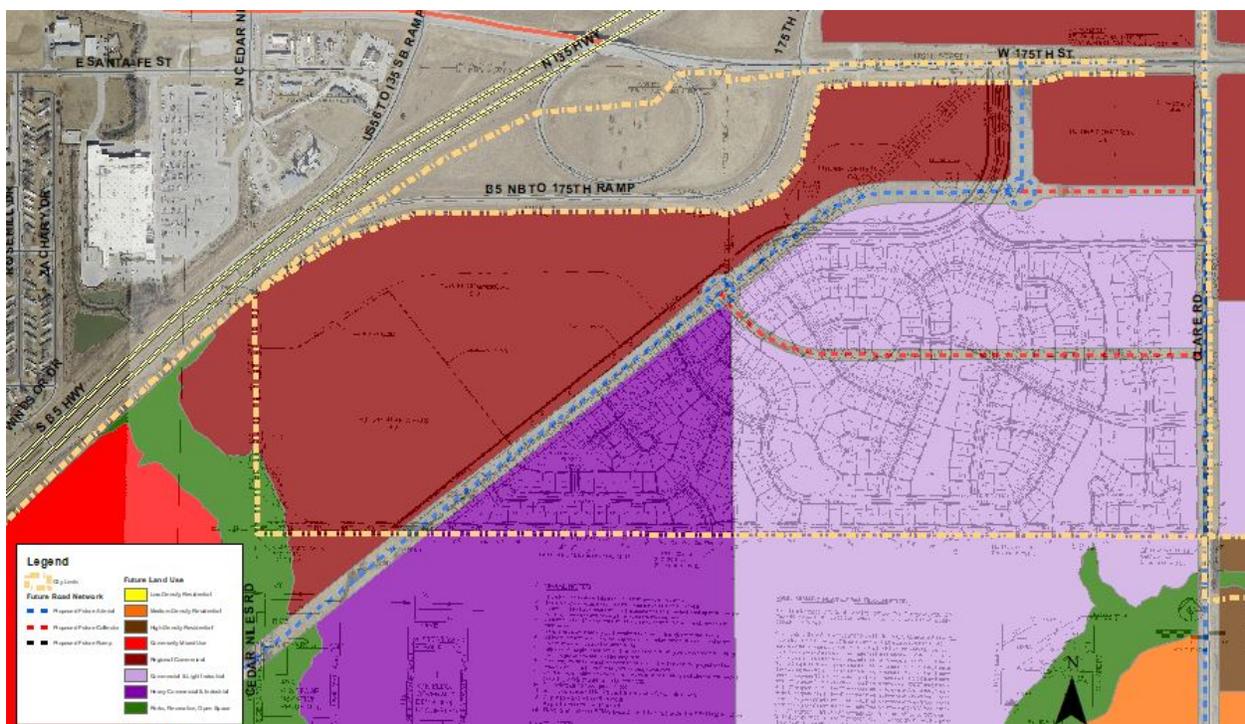


BACKGROUND / HISTORY

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 is currently in 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 application require review and approval by the Johnson County Airport Commission and Johnson County Board of County Commissioners before complete.

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 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 design and arrangement of buildings and open spaces is minimal in the proposed landscaping. The proposed arrangement of buildings is consistent with good practice and principles. The applicant is proposing deviations from required frontage landscaping, and general landscaping. Paired with the approved deviation to increase the frontage area hardscape, this can have a negative impact on the site and the public realm. The landscaping helps to create a softening of building and pavements within the public realm and creates a place where people to interact. It also provides areas for stormwater infiltration and management of shade for cooling of yards and homes.*

- 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 will need to be reviewed by the County because of the relation of the property to New Century AirCenter. 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 recommended 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

Proposed: None

Applicant Response: *Due to the unique nature of our development allowing for the smaller lots with front loaded driveways, we are requesting variations from the prescriptive landscape code. 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. This deviations requests allows for a landscaping policy that is nearly identical to the neighborhoods we are producing in other neighboring municipalities.*

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. To offset the removal of this standard we will be requiring each home site to include at least \$1500 spent on landscaping including 1 large tree and excluding landscape walls and irrigation.

Staff Comment: *This standard is a general requirement carried over into the LDC from the previous code. It is a general requirement for additional tree(s) on a site, separate from the frontage and street trees. This tree can be located anywhere on the site as it does not have a location requirement. Typically it has been located in the rear of single-family home properties where there is not a planting requirement. All of the proposed lots in this phase are under 10,000 sf which would require one tree to comply with this standard with the exception of Lot 27 which is 11,003 sf and would require two trees to meet this standard. Trees have long shown benefits such as aesthetics, reduction in cooling costs in the summer, reduction in stormwater runoff and an increase in property value.*

The applicant states that a certain amount of money will be required to be spent on landscaping for each lot through the HOA. The City has no review or input into the covenants and restrictions and therefore there is no way to assure this requirement gets incorporated into the covenants. Also the covenants are a private legal document and the City has no authority to enforce such documents. Without the Code standards as a minimum, based on what the applicant is requesting for deviations for the project as a whole, there is the potential that no landscaping would be included on the lots with the exception of turf. The street trees are placed within the right-of-way and off the property. To assure the minimum amount of landscaping on each lot (a lot between 5,000 sf - 10,000 sf would require one frontage tree, one general tree and two general shrubs), staff recommends compliance with this standard and it will be a recommended condition of approval.

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

Standard: 1 shrub per 5,000 sf

Proposed: None

Applicant Response: *Due to the unique nature of our development allowing for the smaller lots with front loaded driveways, we are requesting variations from the prescriptive landscape code. 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. This deviations requests allows for a landscaping policy that is nearly identical to the neighborhoods we are producing in other neighboring municipalities. 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. To offset the removal of this standard we will be requiring each home site to include at least \$1500 spent on landscaping including 1 large tree and excluding landscape walls and irrigation. The result of this requirement will be more variety and more plant materials.*

Staff Comment: *This standard is a general requirement carried over into the LDC from the previous code. This requirement are the only required shrubs on a lot, and the shrubs can be located anywhere on the site as this is a general requirement. Shrubs help aesthetics of the property as they are typically planned along the foundation of a house and they can also help*

with foundation insulation in the colder times of the year. They can also be used to screen the air conditioning units as required. All of the proposed lots in this phase are under 10,000 sf which would require two shrubs to comply with this standard with the exception of Lot 27 which is 11,003 sf and would require three shrubs to meet this standard.

The applicant states that a certain amount of money will be required to be spent on landscaping for each lot through the HOA. The City has no review or input into the covenants and restrictions and therefore there is no way to assure this requirement gets incorporated into the covenants. Also the covenants are a private legal document and the City has no authority to enforce such documents. Without the Code standards as a minimum, based on what the applicant is requesting for deviations for the project as a whole, there is the potential that no landscaping would be included on the lots with the exception of turf. The street trees are placed within the right-of-way and off the property. To assure the minimum amount of landscaping on each lot (a lot between 5,000 sf - 10,000 sf would require one frontage tree, one general tree and two general shrubs), staff recommends compliance with this standard and it will be a recommended condition of approval.

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: None

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. This deviations requests allows for a landscaping policy that is nearly identical to the neighborhoods we are producing in other neighboring municipalities. 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. To offset the removal of this standard we will be requiring each home site to include at least \$1500 spent on landscaping including 1 large tree and excluding landscape walls and irrigation.*

Staff Comment: *The description of the Neighborhood Yard Frontage type states in part that landscape designs and primary entrance features of buildings establish the relationship and transitions to the streetscape. The standard is for one small tree for every 50' of frontage; OR one medium or large tree for every 100' of frontage. This standard just establishes the number of trees required, not the exact location or spacing. The trees can be anywhere within the frontage area. A small tree is one that once mature will be shorter, more decorative in nature and many of the recommended small trees for landscape are flowering trees. While the small trees may not have all of the similar positive impacts as the larger trees used for street trees, they do offer aesthetics, reduce stormwater runoff, soften hard features, and add value to the property. Because of the opportunity for the utilization of a small tree, they are less likely to interfere with street trees and can potentially be planted closer to the house, depending on the species. Staff recommends compliance with this standard and it will be a condition of approval.*

The applicant states that a certain amount of money will be required to be spent on landscaping for each lot through the HOA. The City has no review or input into the covenants and restrictions and therefore there is no way to assure this requirement gets incorporated into the covenants. Also the covenants are a private legal document and the City has no authority to enforce such documents. Without the Code standards as a minimum, based on what the applicant is requesting for deviations for the project as a whole, there is the potential that no landscaping would be included on the lots with the exception of turf. The street trees are placed within the right-of-way and off the property. To assure the minimum amount of landscaping on each lot (a lot between 5,000 sf - 10,000 sf would require one frontage tree, one general tree and two general shrubs), staff recommends compliance with this standard and it will be a recommended condition of approval.

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 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, staff will need to work with the applicant to provide easements for the lift station itself, any lines and access drives.

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. 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 Traffic Impact Study (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 and Johnson County Board of County Commissioners will have to review and take action on these applications because of the proximity of the property to the airport.

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. 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 April 17, 2020, and staff report dated April 28, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Remove the proposed lot entrances into adjacent properties off New Trails Parkway.
2. Revise the landscape plan, in the data summary, removed the details regarding Tract A.
3. Revise the landscape plan, section for building standards, update the Allocation of Landscape Space Required to reflect what was approved on the PDP.
4. Revise the landscape plan, update the information regarding 177th Street to be a Collector-Standard Street and tree spacing to be 40'-60' on center.
5. Revise the landscape plan, remove the note regarding trees in the sight triangle.
6. Revise the landscaping plan to show street trees out of the sight triangles, or if they are proposed within the sight triangle, they shall be located no closer than 30' to the intersecting right-of-way and that they do not have any foliage, limbs, or other obstructions between two and eight feet.
7. Revise the summary on the landscape plan to require to meet the Other Open Areas Generally standard of 1 tree per 10,000 sf of lot area.
8. Revise the summary on the landscape plan to require to meet the Other Open Areas Generally standard of 1 shrub per 5,000 sf of lot area.
9. Revise the summary on the landscape plan to require to meet the Neighborhood Yard frontage type requirement of 1 small tree for every 50' feet of frontage; OR one medium or large tree for every 100' of frontage (in addition to required street trees).
10. Add a note stating that each lot shall meet the applicable Code landscaping standards to be reviewed at the building permit stage.
11. 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.
12. Correct the alignment of Houston Street to the south as it shows offset across 178th Street.
13. 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.
14. The applications shall be reviewed and approved by the Johnson County Airport Board and 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 April 17, 2020, landscape plan dated April 21, 2020 and staff report dated April 28, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Correct the spelling of Gardner in the Consent to Levy section on the plat document.
2. Remove the building setback lines from the plat document.
3. 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.
4. The applications shall be reviewed and approved by the Johnson County Airport Board and Johnson County Board of County Commissioners prior to the publication of an Ordinance by the City of Gardner Governing Body.
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 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.
7. Prior to the release of the final plat for recording, the applicant shall obtain approval of the final stormwater management plan from the Public Works Department.

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

SHADE TREES

AMM	14 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	14 EA.	Tilia americana 'Redmond'	Redmond Linden	2.5' Cal.	B&B
TTS	12 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	71 (20% = 14 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
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EVERGREEN TREES (NOT CODE REQUIRED SO CODE REQUIREMENTS DO NOT APPLY)

JVC	10 EA.	Juniperus virginiana 'Canaerti'	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
 1777H TERRACE, 176TH STREET, SHADY BEND ROAD AND HOUSTON STREET
 Type
 Planting Type Per Code
 Planting Type Proposed
 Tree Spacing Per Code
 Tree Spacing Proposed
 177H Terrace Tree Quantity Require Per Code(72/40=2 per side)
 177H Terrace Tree Quantity Provided
 178H Street Tree Quantity Require Per Code(240/40=6 per side)
 175H Street Tree Quantity Provided
 Shady Bend Road Tree Quantity Require Per Code(126/40=4 per side)
 Shady Bend Road Tree Quantity Provided
 Houston Street Tree Quantity Require Per Code(782/40=20 per side)
 Houston Street Tree Quantity Provided
 Street Tree Location Per Code
 Street Tree Location Proposed

1777H STREET(519.11 L.F. ONE SIDE, OTHER SIDE LANDSCAPED WITH FUTURE COMMERCIAL DEVELOPMENT)

Type
 Planting Type Per Code
 Planting Type Proposed
 Tree Spacing Per Code
 Tree Spacing Proposed
 Tree Quantity Require Per Code
 Tree Quantity Provided

NOTE: AS REQUIRED BY STAFF ARE BE PLACED BETWEEN THE SIDEWALK AND CURB, WHICH DOES PLACE TREES WITHIN THE SIGHT DISTANCE TRIANGLES AND POTENTIALLY OVER UTILITIES.

CHAPTER 17.07 BUILDING STANDARDS

17.07.030 Building Design Standards

Frontage Type Required by Code

Frontage Type Proposed

17.07.050 Frontage Design

Frontage Type Proposed

Depth Minimum Per Code

Depth Proposed

Trees Required

Trees Provided

Allocation of Landscape Space Required

CHAPTER 17.08 SITE AND LANDSCAPE STANDARDS

17.08.030 A Landscape Design Standards Table 8-1 Landscape Requirements

Frontage Landscape Required

Foundation Landscape Required

Buffer Landscape Required

Civic or Open Space Landscape Required

Other Open Areas Landscape Required (PER STAFF THIS IS REQUIRED ON EACH LOT)

Other Open Areas Landscape Provided

Tract A Landscape Required Per Code

Tract A Landscape Provided

17.08.030 C Tree Diversity

Species diversity required by code

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

Other Open Areas Landscape Provided

CHAPTER 17.07 BUILDING STANDARDS

17.07.050 Frontage Design

Trees Required

Trees Provided

Local-Neighborhood (L-N)

Tree Lawn

25'-40' on center

1 per 40' along tracts to be installed by developer 1 per 40' on lots by home builder

2 Trees Per Side

2 Trees Per Side

6 Trees Per Side

6 Trees Per Side

4 Trees Per Side

4 Trees Per Side

20 Trees Per Side

20 Trees Per Side

Between the curb and sidewalk

Between the curb and sidewalk (this location required by City staff places trees in the sight distance triangle and over utilities)

Collector-Neighborhood (C-N)

Tree Lawn

25'-40' on center

1 per 40'

519.11/40=13 Trees

13 Trees

Neighborhood Yard/Terrace(limited)

Neighborhood Yard

Neighborhood Yard

25'

25'

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)

None (DEVIATION REQUESTED)

Allocation of space shall be: 30% - 75% turf, 10% - 50% landscape; and 5% - 20% hardscape

See below CHAPTER 17.07 SECTION 17.07.050

None

None per table 8-2 Buffer Planting Requirements

No Code Required Open Space In This Phase So Not Required

1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn

Turf only no trees or shrubs (DEVIATION REQUESTED)

Per City Staff none required since not Code Required Open Space

Entry Landscape Per Owner Discretion

5-10 trees req. 2 genus 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

At least 3 genus; AND At least 5 species. No more than 20% of any one species

1 tree per 10,000 s.f. and 1 shrub per 5,000 s.f. and Lawn

DEVIATION REQUESTED No additional trees or shrubs, only street trees

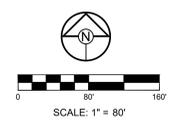
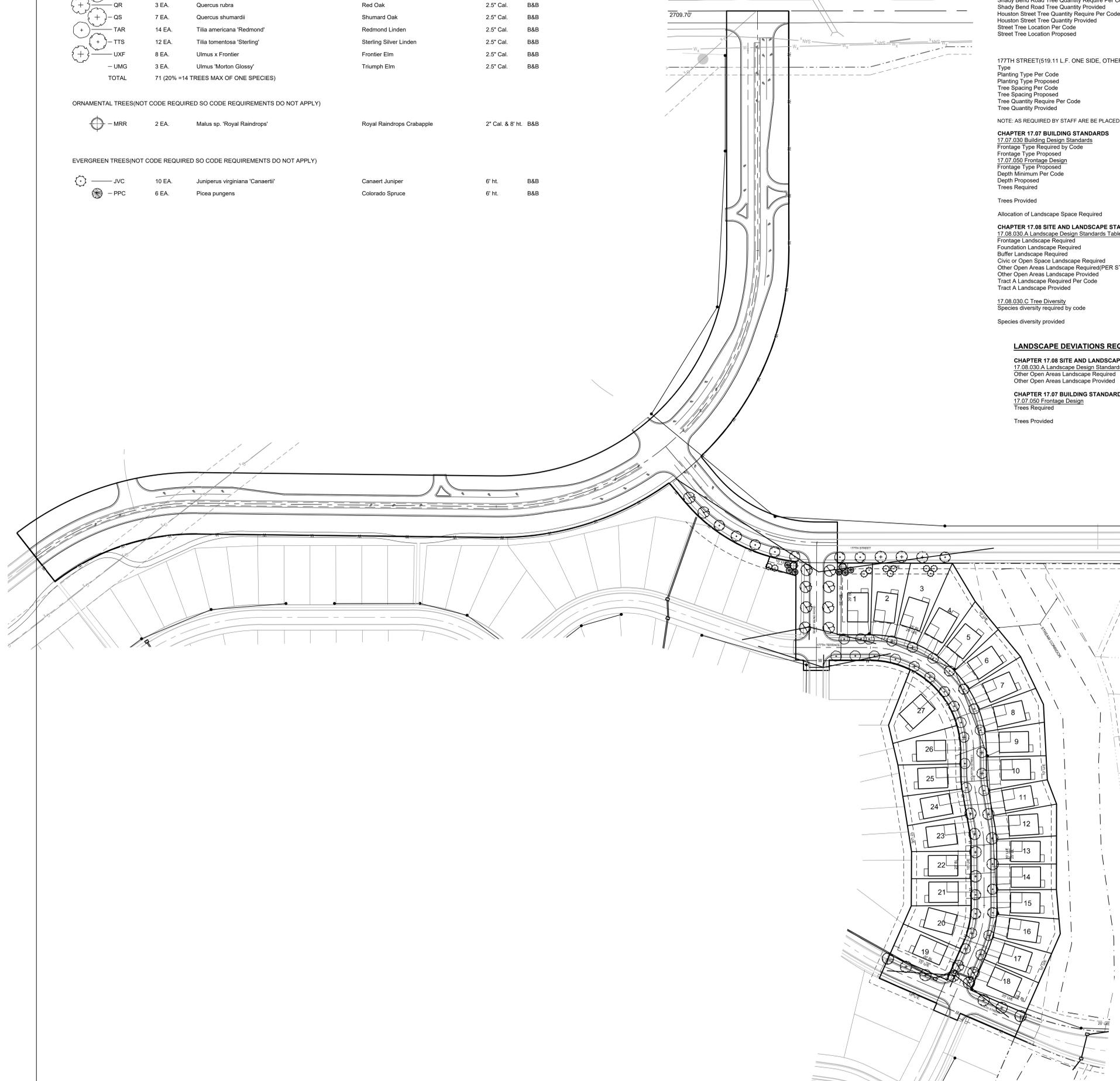
1 small tree for every 50' feet of frontage;

OR 1 medium or large tree for every 100' of frontage (in addition to required street trees)

DEVIATION REQUESTED No additional trees, only street trees

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A001 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALIPPERED AND UNDERSIDED TREES SHALL BE REJECTED.
- 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 (http://ulife.calpoly.edu/tree_standards.html)
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A 1/2" CUT EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOODING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTER OF SHRUB OR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET THE REQUIREMENTS APPROVED WITH THE FINAL PLAN AND WILL BE REVIEWED AT THE TIME OF THE BUILDING PERMIT.
- 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.

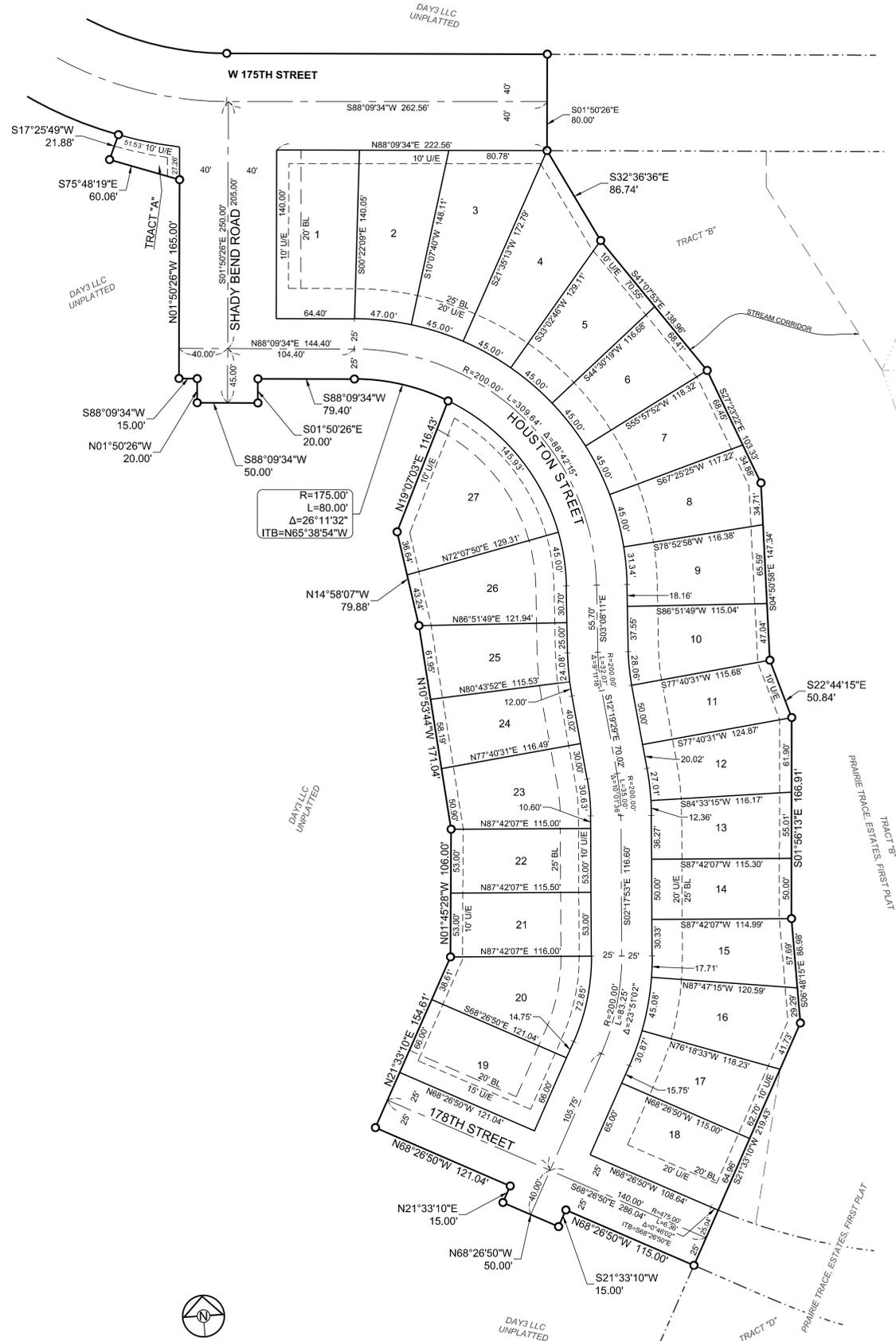


REVISION DATE	DESCRIPTION
4-29-2020	CITY COMMENTS
4-27-2020	OWNER CHANGES TO DEVIATION REQUEST

DRAWN BY:	DATE PREPARED:
CHECKED BY:	PROJ. NUMBER:

FINAL PLAT OF PRAIRIE TRACE MEADOWS, FIRST PLAT

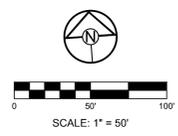
PART OF THE NORTHEAST 1/4 OF SEC. 29-14-23
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS



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.



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 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 _____)
COUNTY OF _____) ss.

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.



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

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #A-29 #LS-54

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



**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

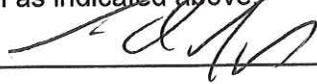
Name(s) SCHLAGEL & ASSOCIATES, P.A.A
Contact MARK BREUER, PE
Address 14920 W. 107TH STREET
City LENEXA State KANSAS Zip 66215
Phone 913-492-5158 Email MAB@SCHLAGELASSOCIATES.COM

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 (PDR)
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 _____

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

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 complete sets of full sized plans printed including color elevations, folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Copy of all covenants and restrictions applicable to the development, if applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Sign posting affidavit. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Evidence of satisfaction of any conditions of the preliminary development plan approval which were conditions precedent to consideration of the final development plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |

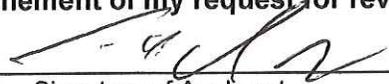
PLAN REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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'.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Scale, legend, and north arrow clearly shown, with orientation at top or left as north (not less than 1"=100' scale). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Dates of plan preparation and/or plan revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Ownership, zoning, and land use of the site and surrounding properties within 200 feet; both existing and proposed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Setback lines: building and parking with dimensions in feet. |

- | Yes | No | |
|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Setback lines: building and parking with dimensions in feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Note on the plan indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Setback lines: building and parking with dimensions in feet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Proposed street network, including right-of-way, bearings, tangents, dimensions, and horizontal and vertical curvature data along the centerline of each street. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Intersection site distance analysis. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Driveways, parking lots and stalls, aisles, and loading and service areas and docks and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Median breaks and turning lanes, including sizes and radii; both existing and proposed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Existing and proposed sidewalks and/or trail locations including proposed widths. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Proposed utilities, including approximate location of sanitary sewer, water main, and street lights. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22. Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. Stream corridor boundary and dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. Phasing Plan, if applicable. |

- | Yes | No | |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Planned amenities , such as fountains, art, outdoor seating, waste receptacles, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Distances between all buildings , between buildings and property lines, and between parking areas and property lines. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 31. Screen walls, fences, trash enclosures, and mail kiosks (existing and proposed), including location, height, and materials. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 33. Table indicating required and proposed parking spaces. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 35. All exterior sign locations. Include elevations and details. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 36. All outside lighting facilities: Location, height, wattage, and type including shielding, for buildings, parking lots and outdoor storage areas. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 37. Outdoor storage areas , including location, dimensions and design. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 38. Planned amenities , such as fountains, art, outdoor seating, waste receptacles, etc. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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

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 or 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





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 2/9/20
 _____ Date _____

FINAL PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | Yes | No | |
|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 full sized plans printed and folded |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Development Agreement , if required |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Street tree plan |

FINAL PLAT DOCUMENT REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |

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 | |
|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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." |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Copies of all pertinent exception documents , or a copy of a current American Land Title Association (ALTA) survey, or both. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |

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

OWNER AFFIDAVIT

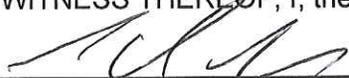
I/WE GRATA DEVELOPMENT, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7th day of February, 2020, make the following statements to wit:

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 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 or 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

