



## Planning Commission Meeting

Monday - February 22, 2016 - 7:00 p.m.

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# FINAL AGENDA

**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**QUORUM ACKNOWLEDGEMENT**

### CONSENT AGENDA

<p>1. Standing approval of the Minutes as written from the February 08, 2016 Planning Commission meeting - Cases: P-15-057, P-15-058, P-15-059, RZ-15-009</p>
<p>2. <b>PR-16-001</b>: Request for a Preliminary Site Development Plan for Old 56 Highway and Lone Elm Commerce Center on 52.93± acres; located on the southeast corner of Old US-56 Highway and Lone Elm Road.</p> <p>Applicant: Joe Downs/OPUS Development Co., LLC Engineer: Judd D. Claussen/Phelps Engineering, Inc.</p>
<p>3. <b>P-16-001</b>: Request for a final plat for Old 56 Highway and Lone Elm Commerce Center containing 2 lots and 2 tracts on 22.95± acres; located at the southeast corner of Old US-56 Highway and Lone Elm Road.</p> <p>Owner: Richard and Dala Winders/Apple-Bay East, Inc. Developer: Joe Downs/OPUS Development Co., LLC Engineer: Judd D. Claussen/Phelps Engineering, Inc.</p>
<p>4. <b>P-16-002</b>: Request for a preliminary plat for Stonebrook Farm containing 249 lots on 108.82± acres; located at the southwest corner of 167<sup>th</sup> Street and Mur-Len Road.</p> <p>Owner/ Applicant: Dan Knight/Day3, LLC Engineer: Mark Breuer, PE/Schlagel and Associates</p>
<p>5. <b>PR-16-002</b>: Request for a final site development plan for Taco Bell Restaurant on 0.61± acres; located on the southwest corner of 151<sup>st</sup> Street and Black Bob Road.</p> <p>Owner: Paul Hoover/KC Bell, Inc. Developer: Nathan Strecker/Spangenberg Phillips Tice Architecture Engineer: Todd Allenbrand/Payne and Brockway</p>



In compliance with the Americans with Disabilities Act, the City of Olathe 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 913-971-8521 a minimum of 48 hours prior to the meeting.

6. **PR-16-003**: Request for a preliminary site development plan for Lindenwood Business Park on 2 lots containing 3.33± acres; located in the vicinity of Lindenwood Drive and Prairie Circle.

Owner: Brandon Becker/Builders Stone and Masonry  
Developer/  
Engineer: Chris Bell/Rose Design Build, Inc.

### REGULAR AGENDA - New Business

1. **P-15-054**: Request approval of a final plat for Stonebridge Park 4<sup>th</sup> Plat containing 35 lots and 2 tracts on 20.56± acres; located in the vicinity of 167<sup>th</sup> Street and Black Bob Road.

Owner/  
Applicant: Tom Langhofer/Fairfield at Heritage Park, LLC  
Engineer: Todd Allenbrand/Payne and Brockway

#### PUBLIC HEARING

2. **VAC-16-001**: Request a vacation of Mahaffie Circle and Mahaffie Place right-of-way; located in the vicinity of Mahaffie Circle and 151<sup>st</sup> Street.

Owner: City of Olathe  
Applicant/  
Engineer: Judd Claussen/Phelps Engineering, Inc.

#### PUBLIC HEARING

3. **VAC-16-002**: Request a vacation of waterline easement at Garmin; located in the vicinity of Ridgeview Road and 151<sup>st</sup> Street.

Owner: City of Olathe  
Applicant/  
Engineer: Judd Claussen/Phelps Engineering, Inc.

#### PUBLIC HEARING

4. **RZ-16-001**: Request a Zoning Amendment for an RP-3 District containing 6.95± acres (Lone Elm Senior Apartments); located on the southwest corner of 115<sup>th</sup> Terrace and Lone Elm Road.

Owner: Mark W. McKinzie/Sunnybrook Management Company, LLC  
Applicant: Daniel G. Foster, L.A./Schlagel & Associates  
Engineer: Mark A. Breuer, P.E./Schlagel & Associates

**(Applicant requests to continue to March 28, 2016 Planning Commission Mtg.)**

#### PUBLIC HEARING

5. **RZ-15-015**: Request a rezoning from MP-2 to C-3 (Regional Center) commercial district, preliminary development plan for Sutherlands on 6.1± acres; located in the vicinity of Santa Fe Street and Ridgeview Road.

Owner: Steve Scott/Sutherland Lumber Company of Kansas City  
Applicant: Justin Bridges/Davidson Architecture & Engineering  
Architect: Todd Howard/Clockwork Architecture & Design

**(Continued from January 25, 2016 Planning Commission Meeting)**

6. **P-15-060**: Request for a Preliminary and Final plat for Sutherland Lumber Olathe containing 1 lot on 6.25± acres; located in the vicinity of Santa Fe Street and Ridgeview Road.

Owner/Developer: Marci Swartz/Sutherland Lumber Company  
Surveyor: Scott Confer/Shafer, Kline and Warren, Inc.

**PUBLIC HEARING**

7. **CPA-15-01**: Request approval of Planning Resolution for the Comprehensive Plan Annual Update.

Applicant: City of Olathe

**(Continued from January 25, 2016 Planning Commission Meeting)**

**PUBLIC HEARING**

8. **UDO-15-001**: Request approval to the Unified Development Ordinance (UDO) Amendments.

Applicant: City of Olathe

**(Continued from January 25, 2016 Planning Commission Meeting)**

**ANNOUNCEMENTS**  
**ADJOURNMENT**