
Planning Commission Agenda

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 28, 2024.

Regular Agenda

1. **31120 W. 170th Terr 24-306-02 Site Plan** – Located 300' east of the intersection of Agnes St and 170th Terr.
2. **Flint Trails 24-304-02 Rezoning, Preliminary Development Plan, Preliminary Plat, Final Development Plan, Final Plat (Public Hearing)** – The northeast corner of W 167th St and White Dr.
3. **Tuscan Farms 24-304-03 Rezoning, Preliminary Development Plan, Preliminary Plat (Public Hearing)** – The southwest corner at 196th St and Gardner Rd.
4. **Sam's Car Lot 24-304-04 Rezoning, Preliminary Development Plan, Preliminary Plat, Final Development Plan, Final Plat (Public Hearing)** – The south side of E. Santa Fe St approximately 750' west of Conestoga St

Discussion Items

Adjournment



Call to Order

The meeting of the Gardner Planning Commission was called to order at 7:00 pm on Tuesday May 28, 2024, by Chair Ham. Commissioners present: Mia Ham, Matt Combs, Cleverson Souza, Austin Jueneman, and Allen Vonderschmidt. Staff present: Community Development Director Dave Knopick, Principal Planner Robert Case, Planner Jesse Hunter, City Clerk Renee Rich and City Attorney Spencer Low. Adriana Meder and Stacy Cooper were absent.

Pledge of Allegiance

Chair Ham led the Pledge of Allegiance.

Consent Agenda

1. Standing approval of the minutes as written for the regular meeting on March 25, 2024.
2. Cypress Creek 3rd Plat 24-302-01 Final Plat - Located approximately 1000' west of the intersection of W 167th St and N Poplar Rd.
3. Cypress Creek 4th Plat 24-302-02 Final Plat - Located approximately 250' west of the intersection of W 167th and N Poplar Rd.

Motion made to approve the consent agenda.

Motion: Commissioner Jueneman

Second: Commissioner Souza

Motion carries unanimously 5-0

Regular Agenda

1. Villas on Grand 23-302-05 Final Development Plan & Final Plat – Located north of the intersection of E Grand St. and White Dr.

Staff Presentation

Robert Case, Principal Planner presented information regarding the Villas on Grand. The site is approximately 33 acres and this is the first phase of a senior living community and being developed into 36 lots. This will include twenty-five single family villa homes, one duplex unit and 36 fourplex units. There is approximately 14.75 acres of open space to include a clubhouse, pickle ball court, and walking trails. The fourplex units will be developed into a condo-type development and the single-family villas will be on the west side of the development. Elevations are not typically requested for single family homes as it allows for more diversification in the single-family units, but we do for those that have more units within it. Plot plans will come in before building permits and will be checked for compliance to the code. Since this is a diverse multi-unit development, there are a lot of deviations. Staff recommends approval of all deviations.

Staff findings include: the site is capable of accommodating the building, use and other site design elements; the design and arrangement of the building is consistent with good planning and landscaping design; the architecture and building design uses quality materials and the style is appropriate for the context; and the plan is in substantial compliance with code. Staff recommends approval of application 23-302-05 and recommended changing the last recommendation to “may be reviewed” rather than “shall be reviewed.” There are conflicting maps for the one-mile radius around the New Century Airport so this may not need to go before the Airport Board and Board of County Commissioners.

Applicant Presentation

Todd Allenbrand, Payne & Brockway, 426 S. Kansas Ave. said the patience staff has shown and the help given to this point has been appreciated, and they are comfortable with and agree with the staff report.

Commissioner Jueneman said he likes that the development is walkable. It is similar to developments in a few other cities.

Chair Ham asked if there are going to be any code revisions for the smaller lots to not have to include so many deviations in the future. Knopick replies that these deviations are decided upon based on code, and that over the next year, staff may review the code sections that cause the most deviation requests. Developers have had issues meeting the code requirements for the smaller lots without deviations being granted.

Commission Discussion

Commissioner Souza commented that a lot of deviations can be worrisome. He asked about the rear setback request from 25 to 15 feet.

Todd Allenbrand responded that the lots are generally 55-feet wide, so they can accommodate a 45-foot-wide house. To get the square footage that they want on the market, the house tends to be a little deeper. A popular addition is a lanai which becomes an enclosed portion of the house and extends farther back. It can cause it to be over the 25-foot building line. The deviation will provide 10 foot of flexibility if needed.

Commissioner Souza asked about the hardscapes being increased to 48%.

Todd Allenbrand said it is meant to cover the cul-de-sac lots, but it technically covers all of the lots since they didn't request deviations specifically for cul-de-sac lots. They cannot meet the hardscape frontage because of the shape of the lot.

Commissioner Souza asked about the sidewalks being changed from 8 feet to 6 feet.

Todd said it is for head-in parking in the clubhouse area or in the future for the senior living area. Similar requests have been granted in other parts of the city. As long as the vehicles parking meet the minimum requirement for ADA, which is 3-feet it would be ok, unless someone backs in a truck, then it may not meet the requirement.

Commissioner Jueneman commented that he liked that this is walkable and closer together and something varied for the city rather than just grass that you don't want to take care of.

Todd said it is to make it feel more open. There are several places in other cities that are very similar to this plan.

Chair Ham asked if there are going to be any code revisions for the smaller lots to not have to include so many deviations in the future.

Director Knopick replied that the deviations are decided upon based on code, and that over the next year, staff may review the code sections that cause the most deviation requests. Developers have had issues meeting the code requirements for the smaller lots without deviations being granted. When working through a planned development scenario, the code provides the ability to make deviations and there may be tradeoffs made to help create a better development for the city.

Motion:

After review of application 23-302-05 a Final Development Plan and associated Final Plat for Villas on Grand, and staff report dated May 22, 2024, the Planning Commission approves the Final Development Plan application as proposed and recommends the Governing Body accept the dedication of Right-of-way and easements, provided the following conditions are met:

1. Approval of all deviations as proposed by staff in staff report;
2. Provide elevations of the amenity building, subject to staff review and approval;
3. 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;
4. Prior to recording the final plat, excise tax shall be paid to the City; and,
5. The applications may shall be reviewed and approved by the Johnson County Airport Commission and the Board of County Commissioners prior to the release of the plat for recording.

Motion was made to approve including the change in language on condition 5.

Motion: Commissioner Combs

Second: Commissioner Souza

Motion carries unanimously 5-0

2. Grand Mission Estates 23-302-06 Final Development Plan & Final Plat – Located north of E Grand St. and Grand Star Elementary

Staff Presentation

Robert Case, Principal Planner said it is part of the Grand Street Development and is a larger lot development. It consists of 15.6 acres of single family housing. 29 lots and 3 tracts. It is generally in compliance with the preliminary development plan. The final plat is in substantial compliance with the preliminary plat. Due to being within one mile of the airport.

Applicant Presentation

Todd Allenbrand is present.

Combs asks to view aerial of plat. The parcel identified also has another parcel marked on the map. Staff confirmed both parcels are under the same ownership.

Commission Discussion

Chair Ham opened it up for discussion. There were no questions or discussion.

Motion:

After review of application 23-302-06 a Final Development Plan and associated Final Plat for Grand Mission Estates, and staff report dated May 22, 2024, the Planning Commission approves the applications as proposed and recommends the Governing Body accept the dedication of right-of-way and easements, provided the following conditions are met:

1. 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;
2. Prior to recording the final plat, excise tax shall be paid to the City; and
3. The applications may shall be reviewed and approved by the Johnson County Airport Commission and the Board of County Commissioners prior to the release of the plat for recording.

Motion was made to include changing the wording in condition 3.

Motion: Commissioner Jueneman
Second: Commissioner Vonderschmidt
Motion carries unanimously 5-0 motion

3. Nice Ice Baby 24-305-01 Conditional Use Permit (Public Hearing) – Located at 312 W. Main St.

Staff Presentation

Jesse Hunter, Planner said this is 250 feet from Pine Street and is zoned C-1, but is surrounded by residential. There is one house located next to this property, but it is not occupied. Future planning has this being zoned mixed-use. This is for a CUP and the trailer will stay on the property when not used. The use is seasonal. There are 13 conditions.

Applicant Presentation

Justin Smith, 18525 Juniper Street, said Nice Ice Baby has been in Gardner before. It was across the street which is now owned by Transport Brewery. The previous owner shuttered the business while looking for a new location and then sold it. We have found this location to fit our needs.

Public Hearing

Steve Warren 322 W. Main adjacent to where the business will be located. As a neighbor in a residential area, this owner came to all of the neighbors prior to asking for this location. They have made us aware of everything that is going on. Of any business that could be included in this neighborhood, this one is ok.

Motion made to close the public hearing.

Motion: Commissioner Jueneman
Second: Commissioner Souza
Motion carries unanimously 5-0

Commission Discussion

Commissioner Souza welcomes Nice Ice Baby back to Gardner. Jueneman asked if there are any plans to have lighting on the property. Applicant says there is some lighting on the building. No overhead lights planned due to the hours not being necessary for lighting. Knopick confirms the applicant would have to come back if there are any changes made to the original plan. Jueneman is glad to hear the applicant has worked with the neighbors to put this plan in place. Ham appreciates the applicant working with the neighbors to get their input.

Motion:

After review of application 24-305-01, a Conditional Use Permit for Nice Ice Baby at 312 W Main St, and staff report dated May 22, 2024, the Planning Commission recommends approval of the application as proposed, with the following conditions:

- 1. The Conditional Use permit shall expire on December 31, 2029;**
- 2. The applicant shall be required to submit a Temporary Use Permit application to be reviewed and approved January 1st of each calendar year. Failure to meet all applicable regulations, obtain required licenses / permits etc. or receipt of complaints regarding this use of property could be**

reason for reconsideration and potential revocation of this Conditional Use Permit and subsequent Temporary Use Permit(s);

3. All utility connections must meet the standards and specifications of the Utilities Department and all applicable Building Codes; 3 Gardner Planning Commission Regular Agenda Item No. 3 Meeting Date: May 28, 2024

4. Hours of operation shall occur between 1 p.m. and 8 p.m. daily between the months of May and August;

5. Traffic shall not interfere with the normal operation of adjacent roadways or pedestrian activity in the public rights-of-way;

6. Trash dumpsters, equipment storage, and mechanical areas must be appropriately enclosed / screened / secured per city regulations;

7. A physical barrier shall be provided that separates the picnic table / seating area from vehicle circulation lanes and parking spots;

8. Trash receptacles shall be provided near the food truck and the picnic table / seating area;

9. Any signage and lighting is subject to further review and approval by the City prior to installation. The site plan for this Conditional Use Permit does not indicate any signage or lighting;

10. Any on-site changes from that differ from the layout depicted in the site plan provided as part of this Conditional Use Permit are subject to the review and approval of the City staff and/or the Planning Commission. Failure to submit a site plan and support materials for such changes may be cause for reconsideration and revocation of this Conditional Use Permit and subsequent Temporary Use Permit(s);

11. This Conditional Use Permit is issued to the property owner and mobile food / beverage vendor at this location only as identified through the application and review process. Any change in property ownership and/or mobile food and beverage vendor will require a resubmittal of updated information to the Community Development Department at the City of Gardner and may require an application for and consideration of a replacement Conditional Use Permit and subsequent Temporary Use Permit(s);

12. The property cannot be used for the storage or parking of any equipment, vehicles, trailers, etc. that are not directly associated with or accessory to the daily business operations / functions of the mobile food and beverage use identified with this Conditional Use Permit; and

13. Any further development of the property is limited to the parameters of this Conditional Use Permit and subject all applicable regulations and policies of the City of Gardner.

Motion: Commissioner Combs

Second: Commissioner Jueneman

Motion carries unanimously 5-0

4. CIP Conformance Review

Staff Presentation

Dave Knopick, Community Development Director, this is a once a year report of the CIP to assure this is in conformance. This follows state statute 12-748. This is not a financial review, this is to assess what has been proposed and how this will tie to budget tools and public investments to long range goals.

CIP is narrow around a 5 year window. The CIE looks ahead around 20 years to help put projects out for funding. The comprehensive goals were reviewed and a brief review of the high quality/dependable public services set out for the next five years. Transportation network goals and goals to support growth. A lot of these projects are in conjunction with state and federal agencies that we will have some cost share with.

Commission Discussion

Commissioner Combs asked if the City had already secured the funds for some of the projects where other agencies are involved.

Director Knopick confirmed the City is in line for those funds, but they have not been guaranteed yet. Sometimes those agencies will allow the funds to be aggregated to another year if the project is not complete. On the CIP, those are the years that are planned to have the funds spent to eventually complete the project. Each funding agency could have delays which could cause the project to shift to another year.

Commissioner Combs asked about the bathroom rehab at Veterans' Park and whether it is being made bigger or having an addition to it. Knopick said it needs to be brought into compliance with ADA.

Commissioner Souza asked about it being a yearly review.

Director Knopick replied it is an on-going process year-by-year because sometimes things will move from one year to the next.

Chair Ham said thank you and appreciated the presentation.

Motion:

After review of the proposed 2025-2029 Capital Improvement Program the Planning Commission finds the proposed program to be in conformance with the adopted Gardner Comprehensive Plan.

Motion: Commissioner Combs
Second: Commissioner Souza
Motion carries unanimously 5-0

This set of minutes will go to city council along with the discussion.

5. 2024 Election of Officers

Chair Ham announced she has resigned her position. She has been elected to the KCK NEA board.

Director Knopick said the by-laws are included in the packet which notes the need to nominate and elect a chair and vice chair for one year. Since two commissioners were absent, he mentioned the option to put the vote off until the next meeting, in which Jueneman would step into the chair role for the vote.

Commissioner Jueneman asked if the missing commissioners had indicated whether or not they were interested in either of the roles.

Director Knopick stated that Commissioner Cooper has not mentioned anything in the communication, it was more she would be late to the meeting and then later emailed saying she would not make it at all due to personal reasons. Commissioner Meder said she would entertain that it was fine on either position if nominated and if she did not get them she was ok with that to.

Commission Discussion

There was no discussion.

Motion: Chair

Commissioner Ham made a motion to nominate Jueneman as Chairman.

Motion: Chair Ham
Second: Commissioner Souza

Motion carries unanimously 5-0

Motion: Vice Chair

Commissioner Vonderschmidt made a motion to nominate commissioner Souza as Vice Chairman.

Motion: Commissioner Vonderschmidt

Second: Commissioner Jueneman

Discussion Items

Ham thanked staff and the commissioners for her time working with everyone.

June PC meeting with a few items. If a commissioner has scheduling conflicts due to the summer, staff should be made aware to ensure there will be a quorum.

The Next meeting June 24.

There were no discussion items.

Adjournment

Motion made to adjourn at 8:09 PM

Motion: Commissioner Jueneman

Second: Commissioner Vonderschmidt

Motion carries unanimously 5-0

Recording of this meeting can be found here:

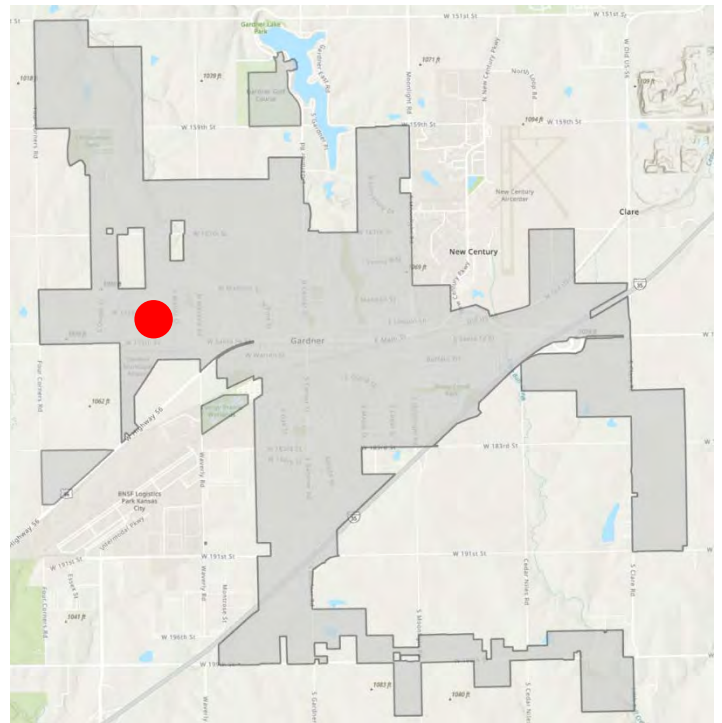
https://www.youtube.com/live/pmaIS3swllg?si=ycoq_h-hINxCJHKJ

Project Name: 31120 W 170th Terr.

PROJECT NUMBER	24-306-02
REQUEST	SITE PLAN
APPLICANT	MATT NICHOLS, AMBER NICHOLS
OWNER	MATT NICHOLS, AMBER NICHOLS
PARCEL ID	CP83550000 0056

Executive Summary

PRESENT ZONING:	R-1
PRESENT LAND USE:	SINGLE FAMILY HOUSE
TOTAL SITE AREA:	11,371.70 sq. ft.
EXISTING LOT #:	1



Staff Recommendation

Staff recommends approval of application 24-306-02, a site plan with approval of a 20% administrative adjustment to the rear yard setback.

Background/History

The applicant submitted a building permit for a covered patio. 31120 W 170th Terr is located at the end of a cul-de-sac on a pie shaped lot. Due to the shape and the 30' front setback, along with the house being angled relative to the rear line line, the house does not have a deep backyard. The proposal originally extended 18' from the house. During the review process it was determined that the covered patio would encroach into the rear yard setback, which is 25' for this suburban single-family residential lot. The proposal would extend to 17' from the rear lot line. The applicant worked with staff to reduce the proposed size of the covered patio by shortening the section closest to the lot line. With the reduction, the covered patio would encroach into the rear yard setback 5'. After discussion with staff on site, the applicant submitted a site plan with the changes requesting an administrative adjustment of 20% reduction to the rear yard setback.

Review Criteria

Administrative Adjustment (LDC Section 17.03.080 C.)

1. The relief requested is compatible with the surrounding area in terms of building scale, building form, and landscape and site design.
2. The relief requested supports the intent and applicability of the zoning district.
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.
4. Compliance with the standard is not practical due to some factors specific to the site or context.
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.
6. The relief requested produces no perceived impact on the adjacent property or public realm, than would otherwise occur if the standard were met.
7. The relief requested may be limited to specific conditions, or proposed alternatives that equally or better meet the intent of the applicable standard.
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. (Ord. 2695 §§ 9, 10; Ord. 2518 § 2 (LDC § 3.08))

Administrative Adjustment

1. 17.07.040 Detached House – Suburban, Rear Yard Setback Requirement

Standard: 25'

Proposed: 20'

Staff Comment: Below are the applicable sections of the code. In section 17.03.080 Administrative Adjustments the LDC states:

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.
2. Site Plan and Design Review cases:

B. **Specific Procedures and Allowances.** 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 administrative site plan cases where the Director is the decision authority, administrative adjustments may be granted by the Director. In the case of site plan and design review where the Planning Commission is the decision authority, administrative adjustments may be granted only by the Planning Commission.

2. Site Plan and Design Review cases:
 - a. Altering a building standard, such as setback, area or height by up to 20 percent of the stated percent (e.g., the stated percent is 30 percent then the adjustment allowed is up to six percentage points) or numeric (e.g., the stated number is 30 then the adjustment allowed is up to six) standard respectively.

There are many lots in the City of Gardner located at the end of cul-de-sacs where the platting process has created shallow lots, leaving little room in the rear yard for something like a covered patio. Since the roof of the patio is considered part of the primary structure, it must ordinarily meet all setback standards. Staff believes granting the administrative adjustment meets all review criteria and recommends approval of the administrative adjustment.

Recommended Motion

After review of Application 24-306-02, a site plan for 31120 W 170th Terr, the Planning Commission approves the application as proposed with a 20% reduction to the rear yard setback.

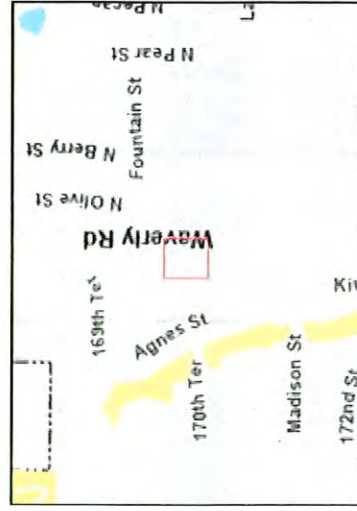
Attachments

1. Site Plan
2. Covered Patio Plan

Johnson Co AIMS Map

LEGEND
Property

*18' - W
22'6" - COVERED*



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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

5/29/2024



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20' SETBACK

EXISTING HOUSE

NICHOLS
3120 W. 170th TERR
GARDNER KS

33'6"

12'

PROPOSED
COVERED / SCREENED IN
PATIO

17'4" — CRITICAL DIMENSION

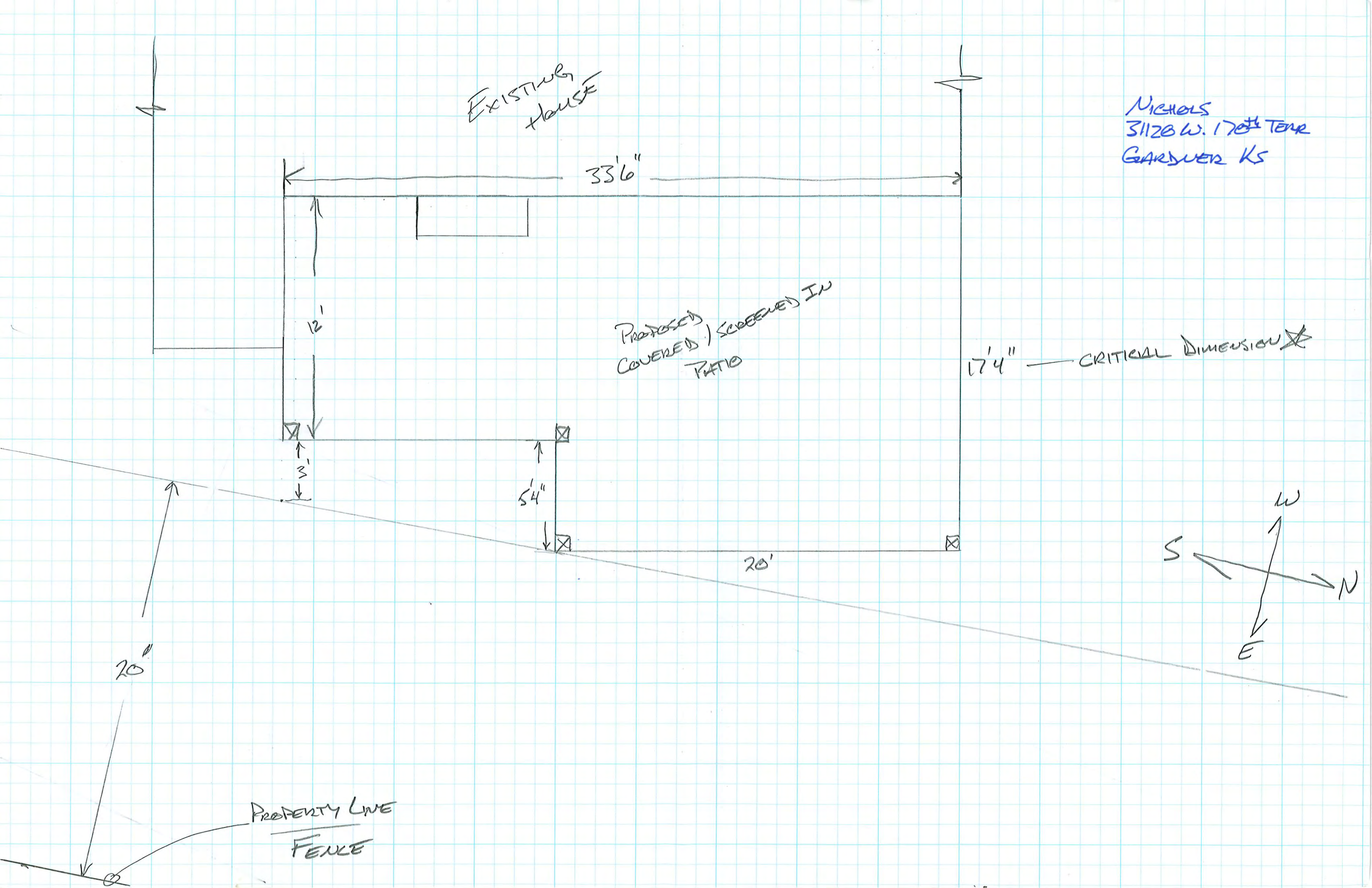
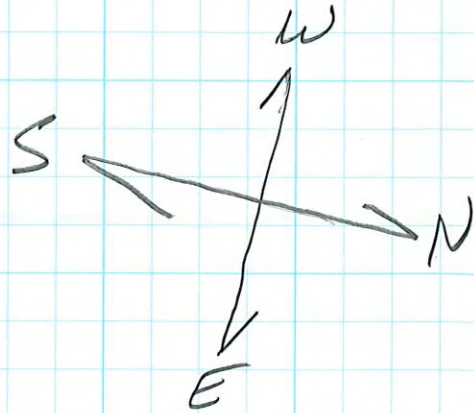
3'

5'4"

20'

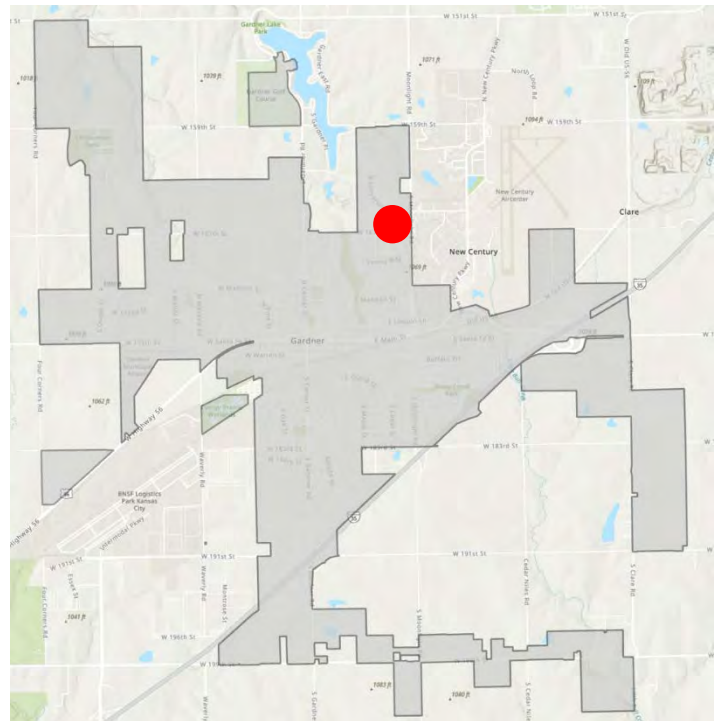
20'

PROPERTY LINE
FENCE



Project Name: Flint Trails

PROJECT NUMBER	24-304-02
REQUEST	REZONING, PRELIMINARY DEV PLAN, FINAL DEV PLAN, PRELIMINARY PLAT, FINAL PLAT
APPLICANT	THOMAS LEWIS, SALLEE DEVELOPMENT INC.
OWNER	LK DEBRABANDER LLC
PARCEL ID	CP94510000 0T0F1



Executive Summary

PRESENT ZONING:	RP-4
PROPOSED ZONING:	RP-4
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	28.86
EXISTING LOT #:	1
PROPOSED LOT #:	9
PROP BUILDING TYPE:	TOWNHOMES (264 UNITS)



Staff Recommendation

Staff recommends approval of application 24-304-02, a Rezoning, Preliminary Development Plan, Preliminary Plat, Final Development Plan and Final Plat with condition(s) in the recommended motion.

Background/History

The property was annexed in 2003 per Ordinance 2054. It was rezoned to C-O and CP-2 in 2003 as part of the original University Park development consisting of commercial areas, offices, multifamily townhomes and apartments, and single-family residential. This development never occurred as proposed. Part of the commercial area to the east was built as the Gardner Justice Center. The single-family residential on the northeast is now University Park duplexes and the Tallgrass garden apartments. The multi-family townhomes and apartments on the west are now preliminarily approved for the 606-unit University Park apartment and townhome development. This parcel was to develop with a commercial center on the east portion and office buildings on the west portion. On July 25, 2022 an application to rezoning RP-4 (Planned Mixed-Density Neighborhood) District was recommended for approval by the Planning Commission and then approved by the Governing Body on August 15, 2022 (Ordinance 2741) for Flint Trails Townhomes containing 106 duplexes. Because of financial reasons the developer decided not to develop this property. This parcel has remained vacant.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
RP-2 (Planned Two Family Residential) District	Duplexes of University Park
RP-3 (Planned Garden Apartment) District	Tallgrass Apartments
East of Subject Property	
CP-2 (Planned General Business) District	Gardner Police Department
South of Subject Property	
RP-1 (Planned Single-Family Residential) District	Single-family homes of Genesis Creek
West of Subject Property	
RP-3 (Planned Garden Apartment) District	Currently vacant but preliminarily approved for University Park Apartments

Utilities / Infrastructure

All utilities are available either within or adjacent to this site.

Roadway Network & Vehicular Access

Internal road networks within the subject property will connect to 167th Street to the south and White Drive to the west.

New Century Air Center

This property is located within 1 mile of the New Century Air Center and will need to be reviewed and approved by the Johnson County Airport Commission and the Board of County Commissioners.

Review Criteria

Zoning Map Amendment (LDC Section 17.03.030 B.)

1. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; and the operation and uses of land and buildings;
2. The zoning and use of properties nearby, and the compatibility with potential uses in the proposed district with these zoning districts;
3. The suitability of the subject property for the uses to which it has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to economic development, public health, safety and welfare by the current restrictions on the applicant's property as compared to the hardship imposed by such restrictions upon the property;
7. The recommendations of professional staff;
8. The conformance of the requested change to the Comprehensive Plan, and in particular the relationship of the intent statement for the proposed district and how the specific application furthers that intent statement in relation to the Comprehensive Plan;
9. The extent to which the proposed use would adversely affect the capacity or safety of any utilities, infrastructure or public services serving the vicinity; and
10. Other factors relevant to a particular proposed amendment or other factors which support other adopted policies of the City.

Preliminary Development Plan (LDC Section 17.03.040 C.)

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practice.
2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant.
3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.
5. The plan meets all of the review criteria for a zoning map amendment.

Preliminary Plat (LDC Section 17.03.030 D.)

- a. The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
- b. Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
- c. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
- d. Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
- e. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
- f. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

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

Final Development Plan (LDC Section 17.03.040 C.)

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.
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.
 - b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design 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.
 - 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.
 - e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
3. The application meets the criteria for all other reviews needed to build the project as proposed.
4. The recommendations of professional staff.
5. The final development plan is in substantial compliance with the approved preliminary development plan.

Final Plat (LDC Section 17.03.030 E.)

- 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.
- 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.
- c. The phasing and timing of public improvements ensures construction and performance guarantees.
- 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.
- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Findings

The *City of Gardner 2014 Comprehensive Plan* identifies these parcels for low-density residential, which typically includes both single-family residential and duplex housing. In this case, 42 four-unit and 16 6 unit buildings with a clubhouse are proposed. The overall project density is 9.14 units per acre, which is an increase from the previously approved duplex development that had a density of 7.34 units per acre. The Market Analysis of the Gardner Main Street Corridor Plan represents townhomes as generally ranging between 10 to 15 dwelling units per acre. Therefore, this proposed development represents an actual lower density when compared to the typical townhome communities. The proposed townhomes are two-story designs which staff believes will fit in with the surround duplex development to the north and the approved apartment complex to west. This development will also provide a buffer from the commercial development to the east.

Additionally, the Comprehensive Plan has identified this area for “New Residential Growth” in the Residential Area Plan under the Housing section, which is undeveloped land that provides a clean slate for future residential development to contribute to and enforce the City’s existing character and identity. One goal of New Residential Growth is to ensure a new development meets the requirements of the

Gardner Land Development Code and provides flexibility where necessary to accommodate a variety of housing types and intensities. While the project itself proposes just two different housing types, the proposed addition of townhomes would provide for a variety of housing in the area. University Park Apartments to the west is being developed with apartments and the property to the north is developed with a duplex development. With the growth of businesses in New Century AirCenter to the east and Moonlight being an alternative route into Olathe from the south and west, multi-family housing on the northeast side of Gardner will be important.

The preliminary development plan and plat are in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan. The final development plan and plat is in substantial compliance with the preliminary and meets all of the review criteria.

Deviations

1. Section 17.07.050(C) Frontage Design, Design Standards, Terrace Yard; Hardscape Allocation

Standard: 10%-20%

Proposed: 45%

Staff Comment: Staff recommends approval of the deviation.

2. Section 17.07.050(C) Frontage Design, Design Standards, Terrace Yard; Sidewalk Connection

Standard: 4' wide sidewalk between sidewalk and front entry feature

Proposed: 4' wide sidewalk between driveway and front entry feature

Applicant Comment: The sidewalk from unit entrance is connected to driveway instead of extending to the public sidewalk, this is to minimize amount of frontage that is hardscape and allow for more turf/landscape. The driveway widths provide suitable pedestrian access to entry sidewalk.

Staff Comment: The intent of this standard is to promote walkability and a pedestrian-oriented framework as experienced from the public realm to the front door of the house. The applicant is proposing a sidewalk from the front of the house to the driveway. Having any walkway helps to maintain that visual connection, and therefore staff supports this deviation based on the proposed context of the planned development.

3. Section 17.07.050(C) Frontage Design, Design Standards, Terrace Yard, Access Width Limits

Standard: 20%; or up to 20' of shared access for alley, mid-block or other internal circulation system

Proposed: 57%

Applicant Comment: Market demands for 3 bedroom and larger units call for providing garages with each unit which require a 12' and 18' wide driveway for 2br & 3br units for a total of 60' at 4-plex and 90' at 6-plex on the frontage. The maximum allowable access width of 20' does not provide suitable access for this condition.

Staff Comment: In the proposed development, the Local Standard Street Type is being utilized which pairs with the Terrace Frontage Type. This frontage type permits access width limits of 20% for the lot width. However, the preliminary plat shows lot widths that would not allow for a two car driveway. Recent duplex developments in Gardner have had (2) two-lane driveways. Staff feels with additional architectural features added to the façade of each unit or enhanced garage doors would help to offset the additional width of the drives and recommends approval of the deviation with these additional features.

4. 17.07.040 Specific Building Type Standards, Row House, Design and Performance Standards (Rear Setback)

Standard: 20' min.

Proposed: Buildings #54 & 55 15' min.

Applicant Comment: These lots are located in a narrowing part of the street configuration, the setback is reduced to allow the green space to be provided behind them. The widths are increased to provide additional space and meet min. lot size.

Staff Comment: Staff recommends approval of the deviation.

5. 17.07.040 Specific Building Type Standards, Duplex–Compact, Design and Performance Standards (Garage Limits)

Standard: Any attached garage entry shall be limited to a side or rear façade, except in the R-3 district..

Proposed: all front loaded garages.

Applicant Comment: The design of this development are four and six-plex units, side or rear access is not possible.

Staff Comment: Staff recommends approval of the deviation.

6. 17.09.030 (E) Bicycle Parking

Standard: All nonresidential or multifamily uses within 1,000 feet of a designated bicycle route or trail shall provide bicycle parking spaces according to Table 9-5: Bicycle Parking. Table 9-5 indicates one per dwelling unit.

Proposed: No bicycle parking.

Applicant Comment: Although bicycle parking is required for multi-family, in our design each unit has a garage and is more similar to single family, which does not require the bicycle parking. Since residents are able to park 1 or more bicycles in their garages similar to single family projects, we are asking for a deviation from this requirement. We have provided for 16 bicycle spaces. (8 at the clubhouse and 8 at the pool/pickleball court) which is 30% of the automobile parking spaces provided for the clubhouse/common area. This exceeds the 10% requirement that would apply to office uses.

Staff Comment: Staff recommends approval of the deviation.

Potential 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.

Recommended Motions

Rezoning and Associated Preliminary Development Plan and Plat

After review of Application 24-304-02, rezoning and associated preliminary development plan, and preliminary plat for Flint Trails Townhomes, the Planning Commission recommends the Governing Body approve the request to rezone 28.86 acres from RP-4 (Planned Mixed-Density Neighborhood) District to RP-4 (Planned Mixed-Density Neighborhood) District associated preliminary development plan, and preliminary plat subject to the following conditions:

1. Approval of requested deviations per staff comments/recommendation.

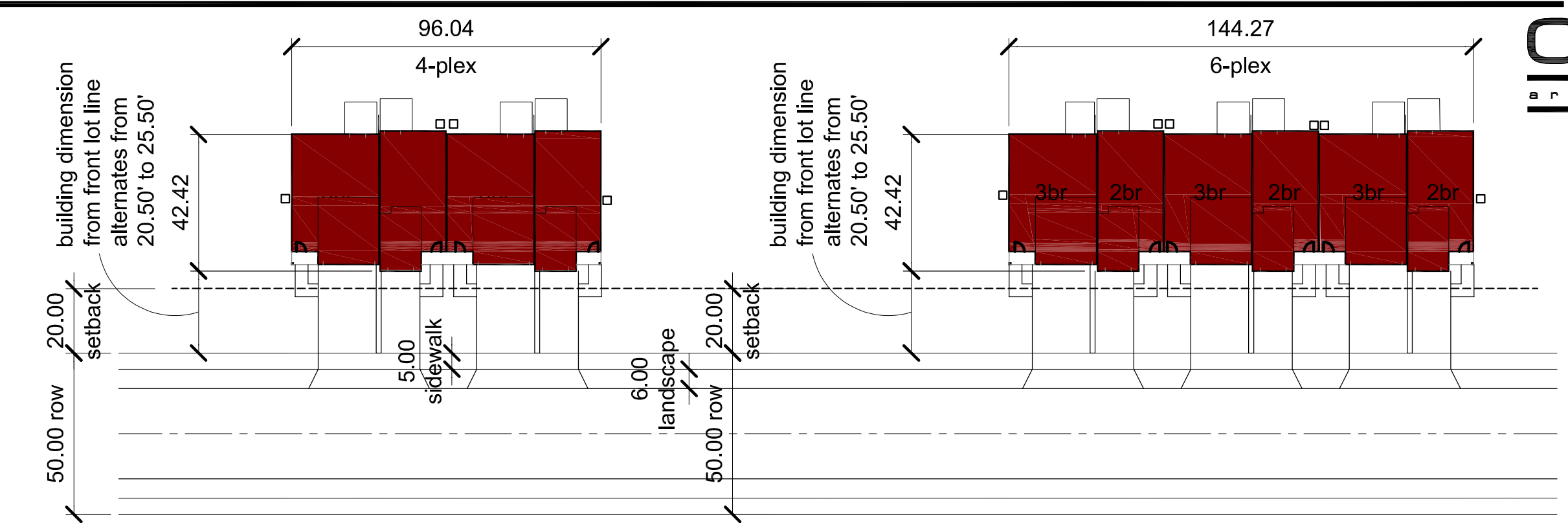
Final Development Plan and Plat

After review of Application 24-304-02, final development plan and associated final plat for Flint Trails Townhomes, and staff report dated June 18, 2024, the Planning Commission approves the applications as proposed and recommends the Governing Body accept the dedication of right-of-way and easements, provided the following conditions are met:

1. Approval of the rezoning, preliminary development plan by the Governing Body;
2. Correct the names of the Chair of the Planning Commission and City Clerk on the final plat;
3. 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;
4. All taxes/fees shall be paid prior to the release of the plat for recording; and
5. The applications shall be reviewed and approved by the Johnson County Airport Commission and Board of County Commissioners prior to the release of the plat for recording.

Attachments

1. Preliminary and Final Development Plans
2. Preliminary and Final Plats



Typical building Dimensions

Gardner Unit Mix

Duplex Type	#Buildings	2br Units	3br Units
4-Plex	42	84	84
6-Plex	16	48	48
Project Totals	58	132	132
		264	

- Notes:**
1. developer will create a ownership entity which will own all lots and tracts in this development . maintenance of the tracts A & B and all common area will be provided by this entity
 2. All trails shall meet governing accessibility standards

Phasing:
Development will be constructed in one phase:

Gardner Lot Coverage

Duplex Type	#Buildings	# Units	duplex bldg footprint	Total bldg footprint area	Lot Area	lot coverage
Lot #1						
4-Plex	2	8	3,961	7,922		
6-Plex	4	24	5,497	21,988		
Lot #1 Totals	6	32		29,910	92,030.63	32.50%
Lot #2						
4-Plex	5	20	3,961	19,805		
6-Plex	1	6	5,497	5,497		
Lot #2 Totals	6	26		25,302	86,390.93	29.29%
Lot #3						
4-Plex	7	28	3,961	27,727		
6-Plex	2	12	5,497	10,994		
Lot #3 Totals	9	40		38,721	127,400.33	30.39%
Lot #4 Totals						
4-Plex	8	32	3,961	31,688		
6-Plex	3	18	5,497	16,491		
Lot #4 Totals	11	50		48,179	148,438.24	32.46%
Lot #5						
4-Plex	8	32	3,961	31,688		
6-Plex	5	30	5,497	27,485		
Lot #5 Totals	13	62		59,173	178,748.48	33.10%
Lot #6						
4-Plex	6	24	3,961	23,766		
6-Plex	1	6	5,497	5,497		
Lot #6 Totals	7	30		29,263	88,685.32	33.00%
Lot #7						
4-Plex	6	24	3,961	23,766		
6-Plex	0	0	5,497	0		
Lot #7 Totals	6	24		23,766	83,073.82	28.61%
Project Totals						
4-Plex	42	168	3,961	166,362		
6-Plex	16	96	5,497	87,952		
Project Totals	58	264		254,314		

Bicycle Parking
Spaces
At Clubhouse: 8
At Pickleball/Pool: 8
Total Spaces = 16
(30% of Auto Parking)

Each resident can park one or more bicycles in their garage

Parking Calculation - Common Area

Occupancy	area (sf)	requirement	req. # spaces
Fitness	500	1 per 3 occupants, 50sf per occupant = 10 occupants	4
Office	2,100	3 spaces per 1000sf	7
Pickle Ball	2,200	1 per 1000sf	3
Pool	7,000	1 per 1000sf	7
Total Spaces Required			21
Total Spaces provided			26

Dwelling Unit Parking:
Requirement: Row House 1.5 spaces per Unit
Provided: 2br unit = 2 (1 garage and 1 driveway space)
3br unit = 4 (2 garage and 2 driveway spaces)

Unit Count
4-plex 42 Bldgs = 168 units
6-plex 16 Bldgs = 96 units
Total 264 units

Density:
264 units / 28.864 acres = 9.14 units/acre

Greenspace Calculation

Greenspace	sf.	acres
Tract A & Lot #1- Detention & Trail	118,250	2.715
Tract B - Clubhouse	37,832	0.869
Lot 2 - North East Corner	7,378	0.169
Lot 2 - Mid-Block Trail Connection	3,071	0.071
Lot 2 - South East Corner	5,878	0.135
Lot 3 - Mid-Block Trail	12,628	0.290
Lot 3 - North End of Block	11,179	0.257
Lot 4 - Mid-Block Trail	9,678	0.222
Lot 5 - Mid-Block Trail	7,201	0.165
Lot 6 - Mid-Block Trail	6,274	0.144
Lot 7 - Corner Plaza	13,189	0.303
Total Greenspace	232,558	5.339
Total Project Site Area	1,257,332	28.864
Greenspace Percentage		18.50%

Proposed Zoning: RP-4
Existing Zoning: RP-4
Street Types : Local - Neighborhood (L-N)
Frontage Type: Terrace
Building Type: Row House



1 Development Plan
scale: 1" = 80'-0"
north

a proposed development for: Sallee Development

Flint Trails

167th & White Dr
Gardner, Kansas 666030

date 05-24-2024
drawn by DAE
checked by DAE
revisions
6-7-2024
Rev #1

sheet number

AS.01

drawing type PDP & FDP Revised
project number 23211

Deviation List		
Project Zoning is RP-4. The following lists deviations from standard R-4 zoning. Deviations keynote designation is indicated in deviation table to the lot which they apply		
<i>The deviations listed are based on future division of the 7 proposed lots to provide an individual lot for each building</i>		
Building Type Deviations		
The following items are deviations from section 17.07.040 Specific Building Type Standards for Compact Duplex		
BT-1	All Lots	Garage Limits - Any attached garage entry shall be limited to a side or rear façade, except in R-3 District With the Four and Sixplex Arrangement. Side or rear access is not possible
BT-2	Lot #54 & 55	Lot #54 & #55 rear setback is reduced to 15' from 20'. These lots are located in a narrowing part of the street configuration, the setback is reduced to allow the green space to be provided behind them. The widths are increased to provide additional space and meet min lot size.
Frontage Type Deviations		
The following items are deviations from section 17.07.050 Frontage Design: Terrace		
FT-1	All Lots	Access width limit exceeds the 20% or 20' Maximum. 12' and 18' driveways to the one and two car garages are provided. Each driveway is min 20'-0" deep to provide off street parking for each unit.
		Market demands for 3br and larger units call for providing garages with each unit which require a 12'-0" and 18'-0" wide driveway for 2br & 3br units for a total of 60' at 4-plex and 90' at 6-Plex on the frontage. The maximum allowable access width of 20' does not provide suitable access for this condition
FT-2	All Lots	Direct sidewalk connection not provided from entrance to sidewalk. The sidewalk from unit entrance is connected to driveway instead of extending to the public sidewalk, this is to minimize amount of frontage that is hardscape and allow for more turf / landscape. The driveway widths provide suitable pedestrian access to entry sidewalk
Access & Parking Standards - Deviations		
The following items are deviations from section 17.09.030 Bicycle Parking:		
AP-1	All Lots	17.09.030 (E) Bicycle Parking. All nonresidential or multifamily uses within 1,000 feet of a designated bicycle route or trail shall provide bicycle parking spaces according to Table 9-5: Bicycle Parking. Table 9-5 indicates one per dwelling unit
		Although Bicycle parking is required for multi-Family, in our design each unit has a garage and is more similar to single family, which does not require the bicycle parking. Since residents are able to park 1 or more bicycles in their garages similar to single family projects, we are asking for a deviation for this requirement. We have provided for 16 bicycle spaces (8 at clubhouse and 8 at pool / pickleball) which is 30% of the automobile parking spaces provided for Clubhouse / Common Area. This exceeds the 10% requirement that would apply to office uses.



- Notes:
1. this plan shows that in the future this plan can be divided into individual lots subject to the deviations listed and approved. See development plan, sheet AS.01 and plat for the actual divisions of lots for this application
 2. all lots meet or exceed the 2,000sf min area per unit
 3. typical setback from right of way is 20'-0" min.
 4. all lots meet or exceed the min lot width measured per City of Gardner ordinance

a proposed development for: Sallee Development

Flint Trails
167th & White Dr
Gardner, Kansas 666030

date 05-24-2024
drawn by DAE
checked by DAE
revisions
6-7-2024 Rev #1

sheet number

AS.03

drawing type PDP & FDP Revised
project number 23211

1 FUTURE LOT DIVISION PLAN
scale: 1" = 80'-0"

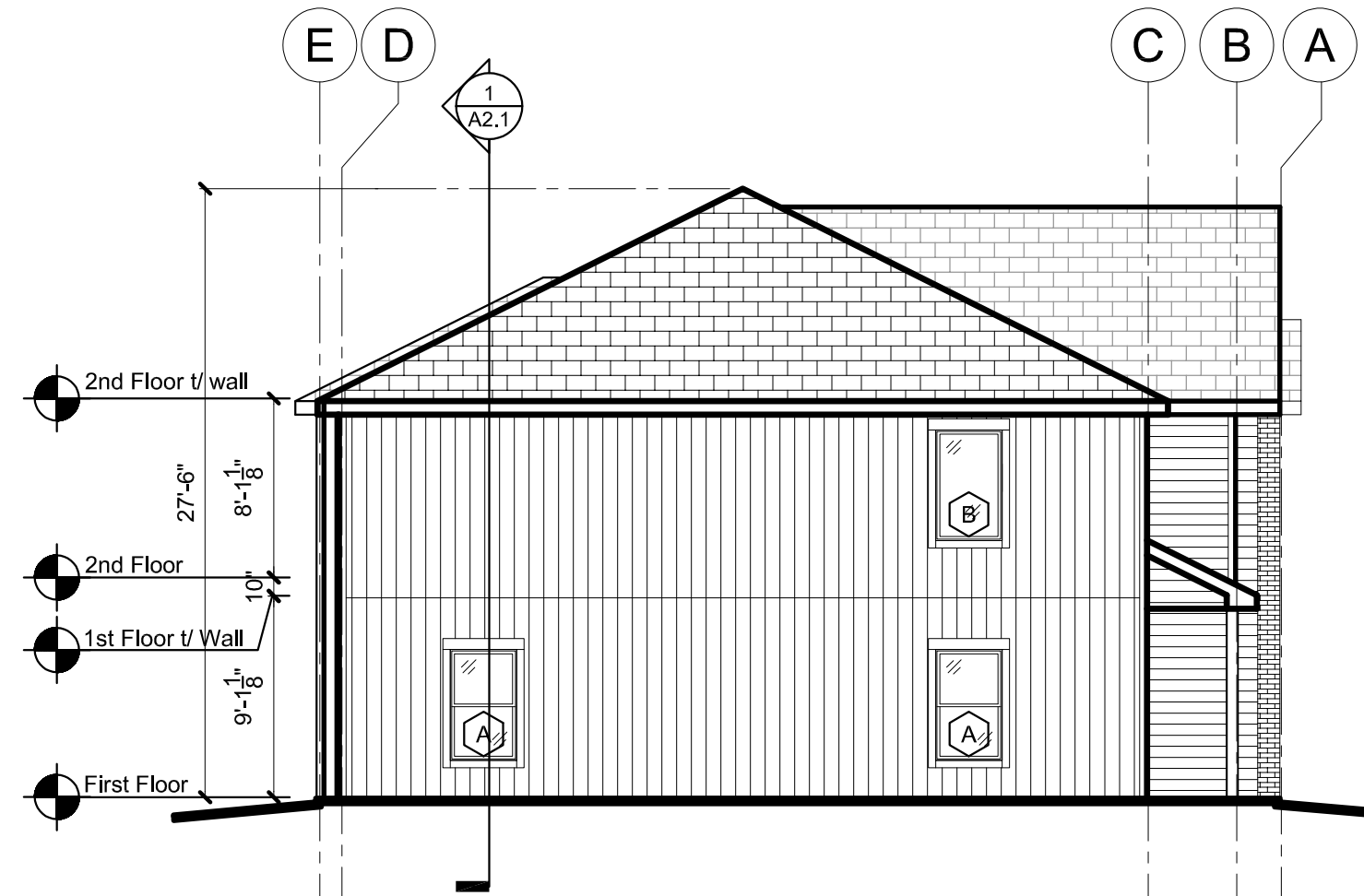




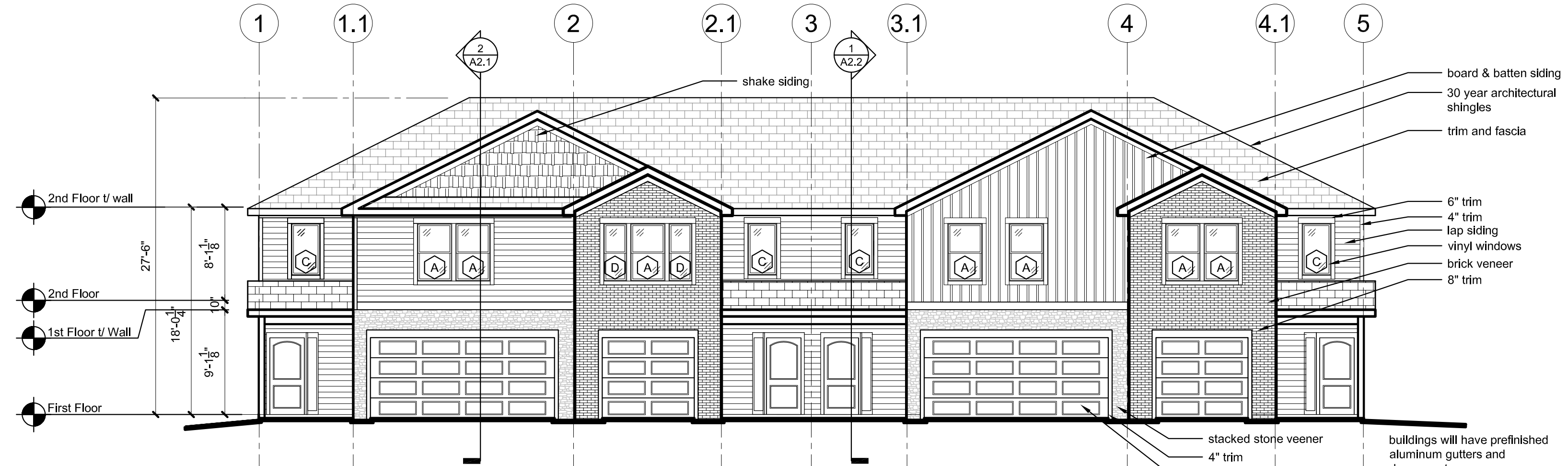
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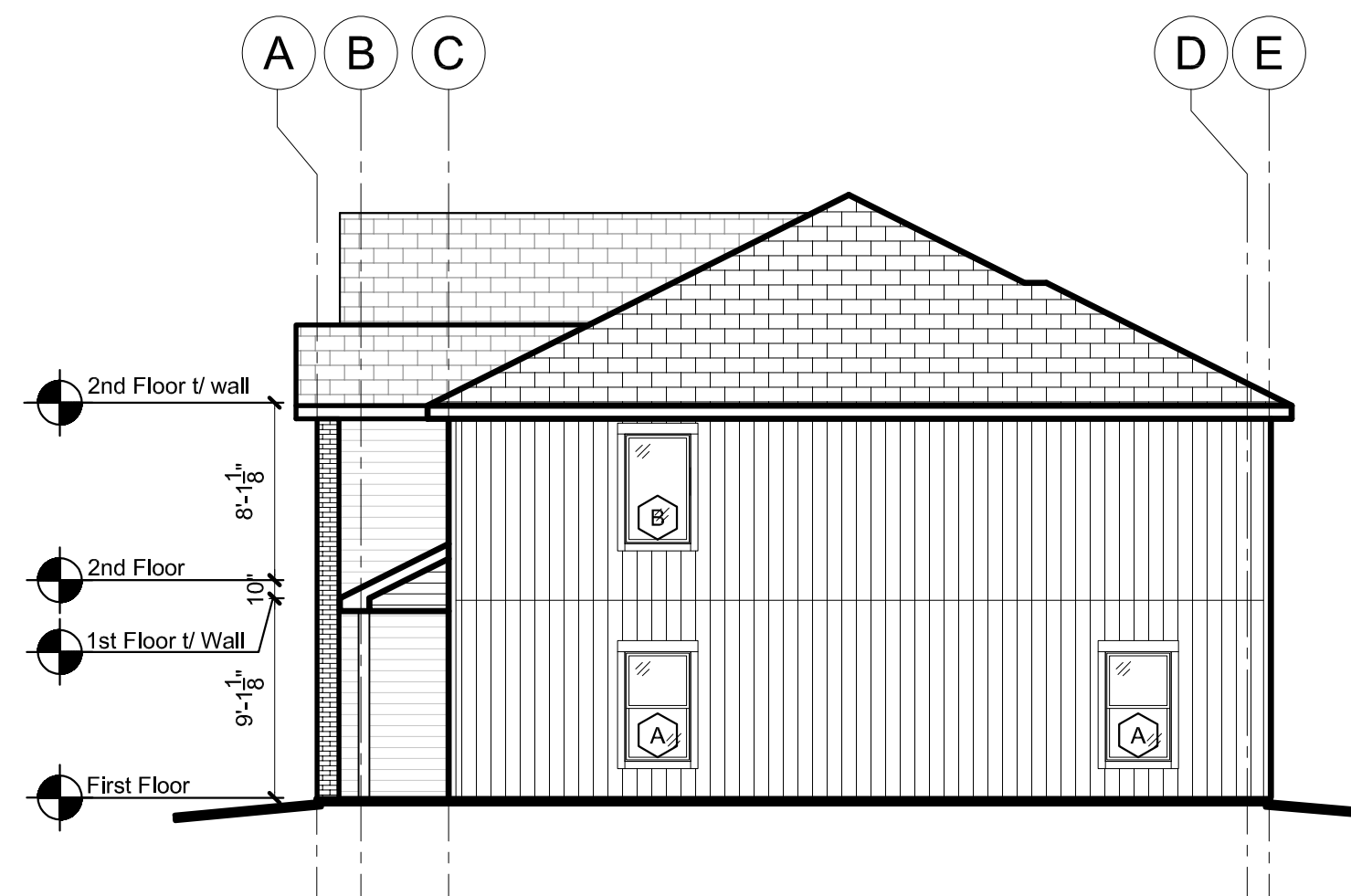
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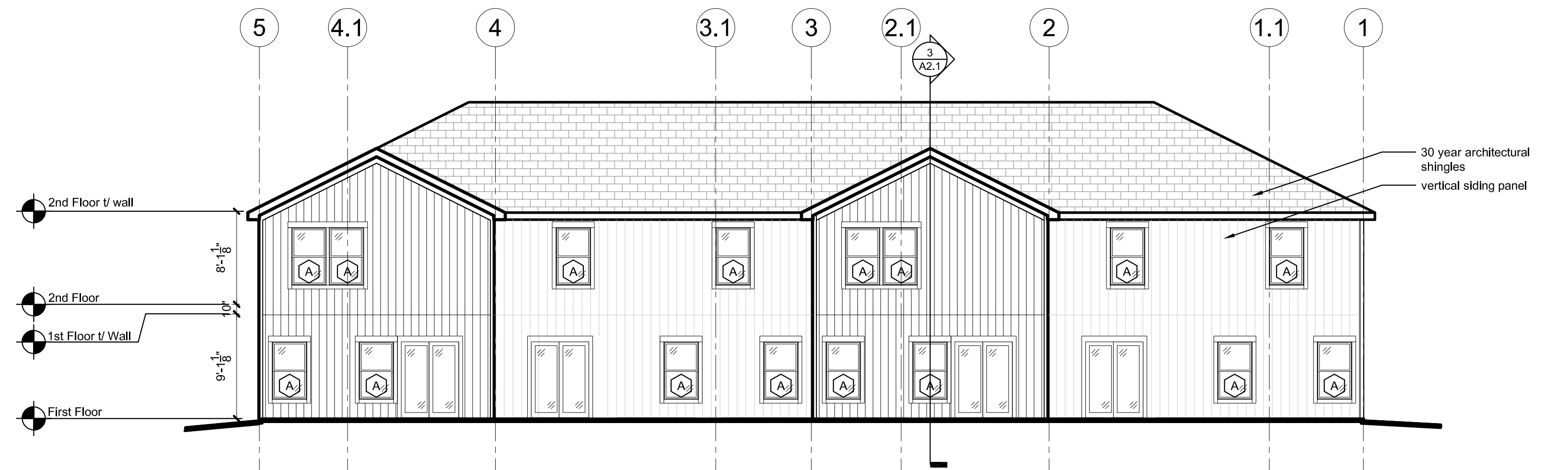
1 Four-Plex Side Elevation
scale: 1/8" = 1'



2 Four-Plex Front Elevation
scale: 1/8" = 1'



3 Four-Plex Side Elevation
scale: 1/8" = 1'



4 Four-Plex Rear Elevation
scale: 1/8" = 1'

Building elevations will use varying siding colors and varying stone and brick to provide a variety of interest in the building elevations

a proposed development for: Sallee Development

Flint Trails

167th & White Dr
Gardner, Kansas 66030

date 05-24-2024
drawn by DAE
checked by DAE
revisions
6-7-2024
Rev #1

sheet number

A1.01

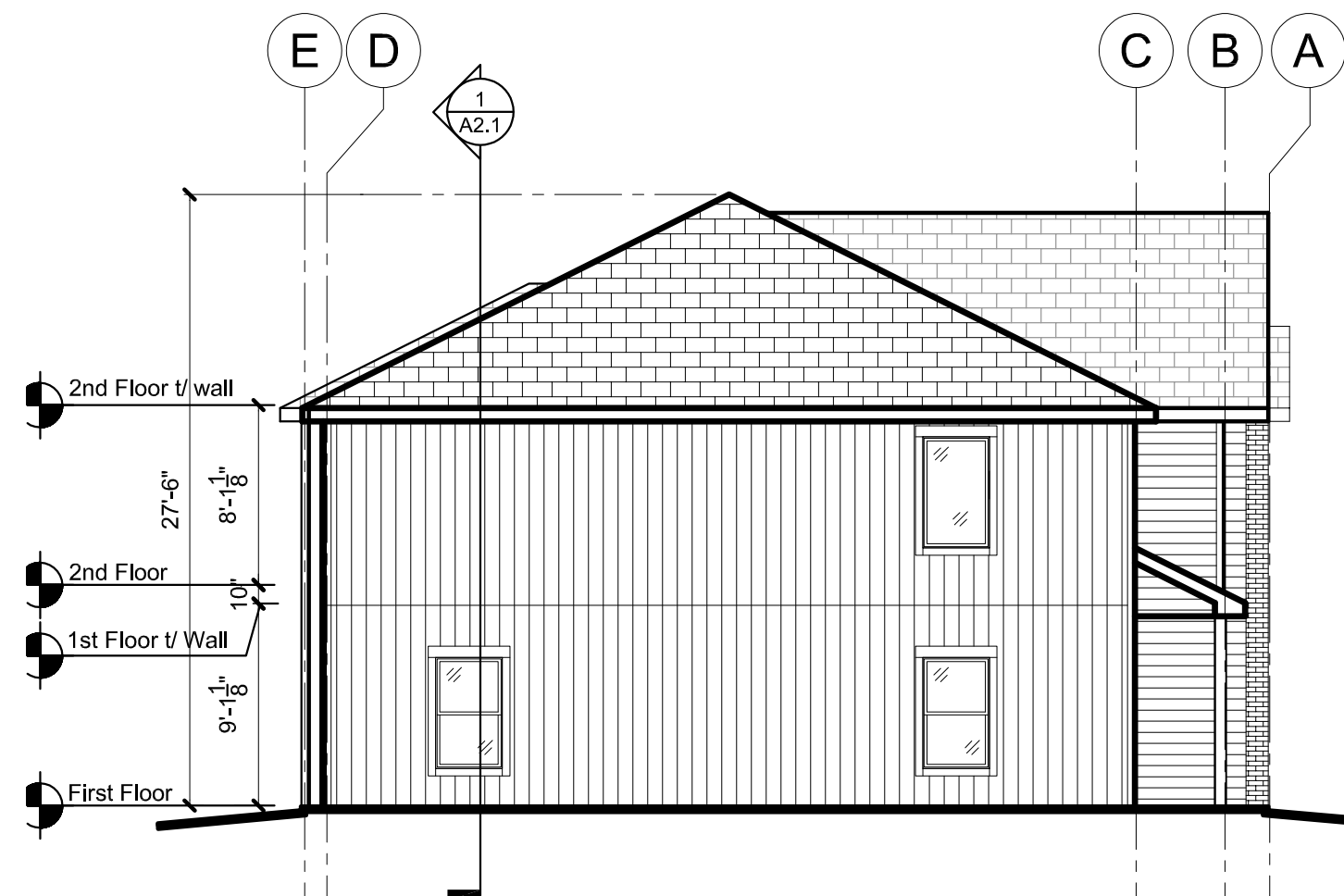
drawing type PDP & FDP Revised
project number 23211



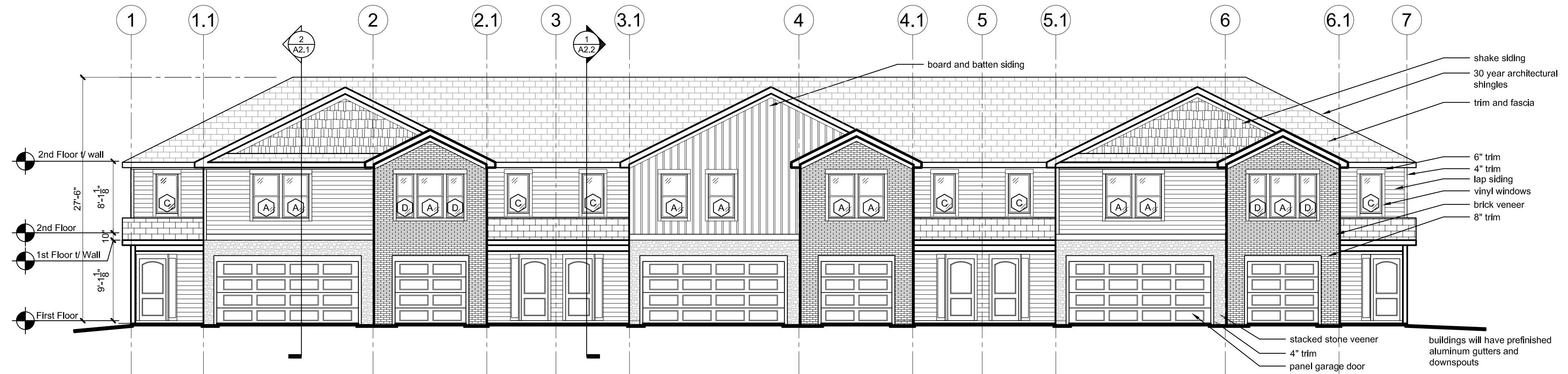
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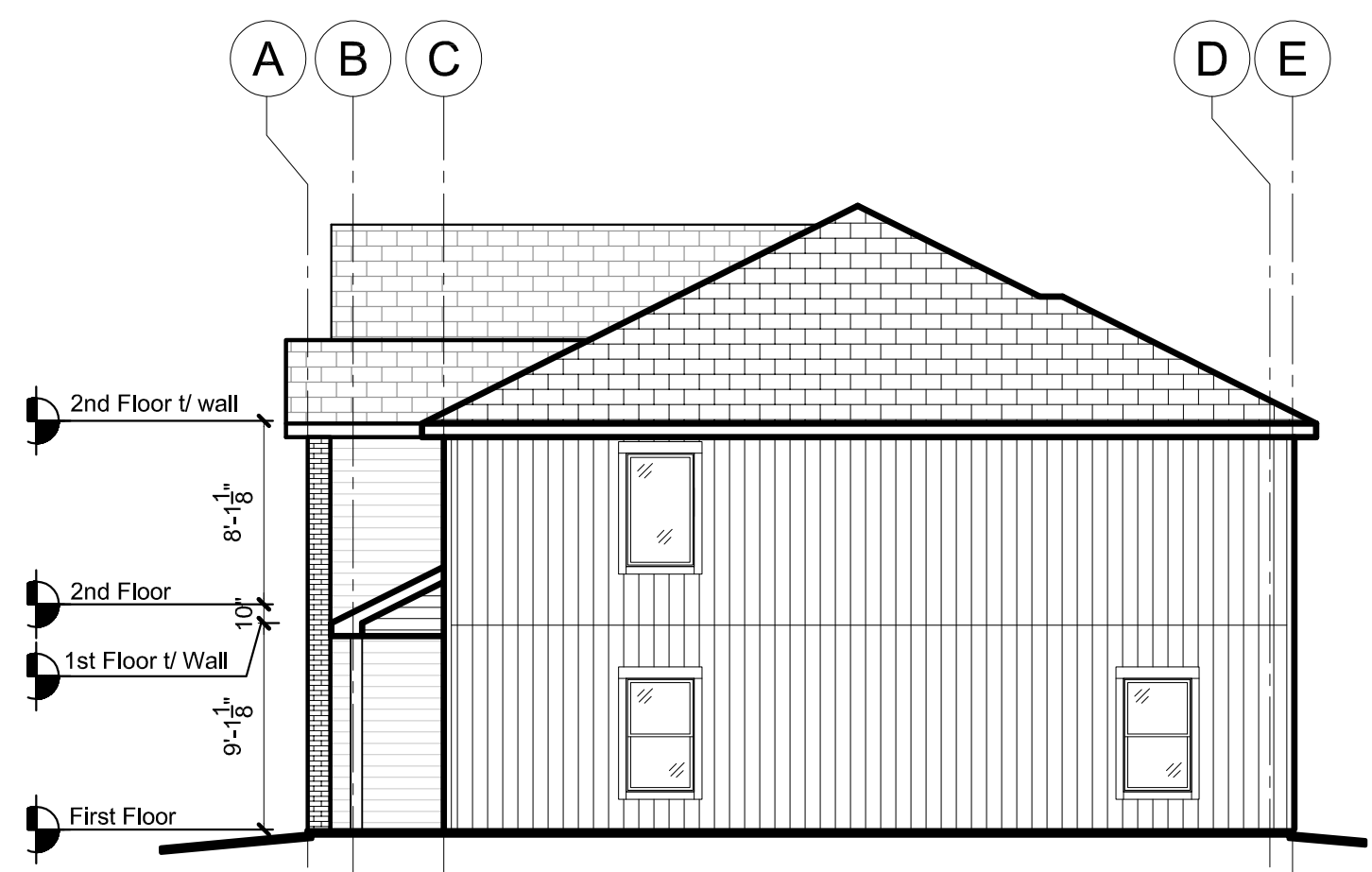
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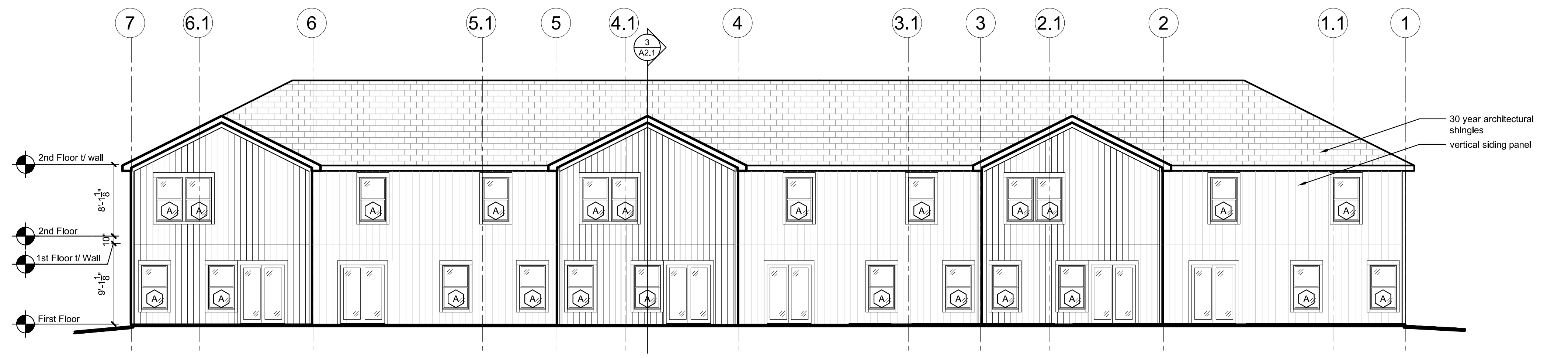
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2 Six-Plex Front Elevtaion
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3 Six-Plex Side Elevtaion
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4 Six-Plex Rear Elevation
scale: 1/8" = 1'

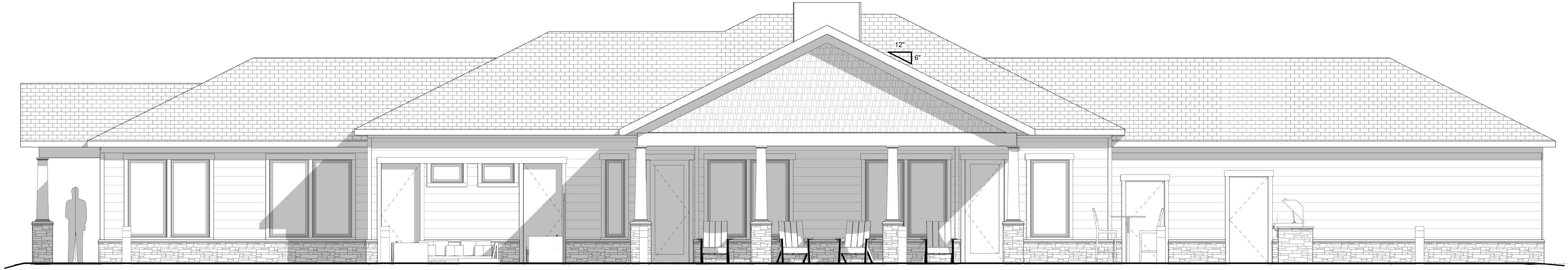
Building elevations will use varying siding colors and varying stone and brick to provide a variety of interest in the buiding elevations

a proposed development for: Sallee Development

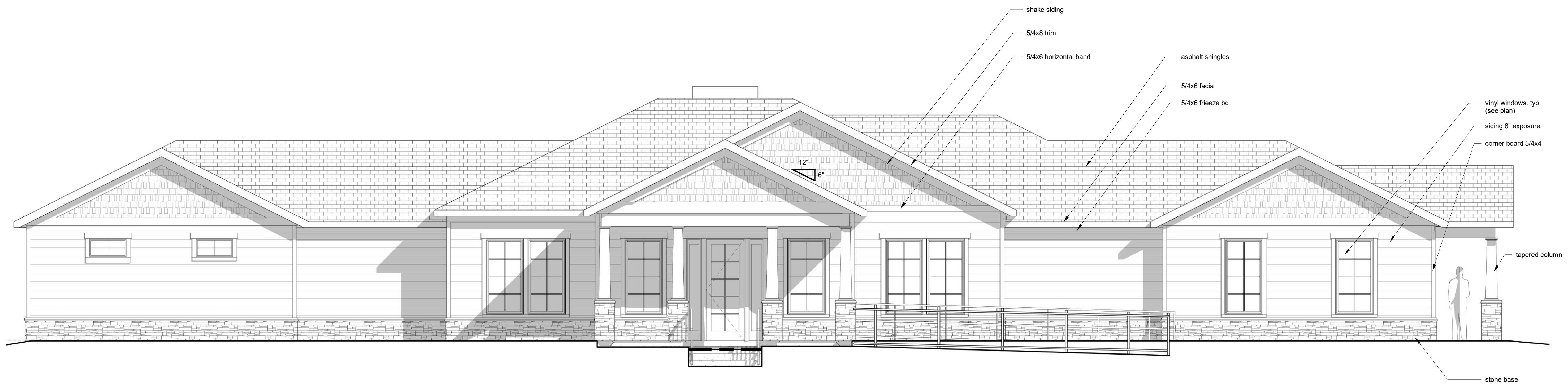
Flint Trails
167th & White Dr
Gardner, Kansas 66630

date: 05-24-2024
drawn by: DAE
checked by: DAE
revisions: 6-7-2024
Rev #1

sheet number:
A1.02
drawing type:
PDP & FDP Revised
project number:
23211



2 Elevation North
 scale: 1/4" = 1'-0"



1 Elevation South
 scale: 1/4" = 1'-0"

a new development for: Sallee Development

Flint Trails
 167th & White Dr
 Gardner, Kansas 66030

date
 4-19-2024
 drawn by
 tjm
 checked by
 tjm
 revisions
 6-7-2024

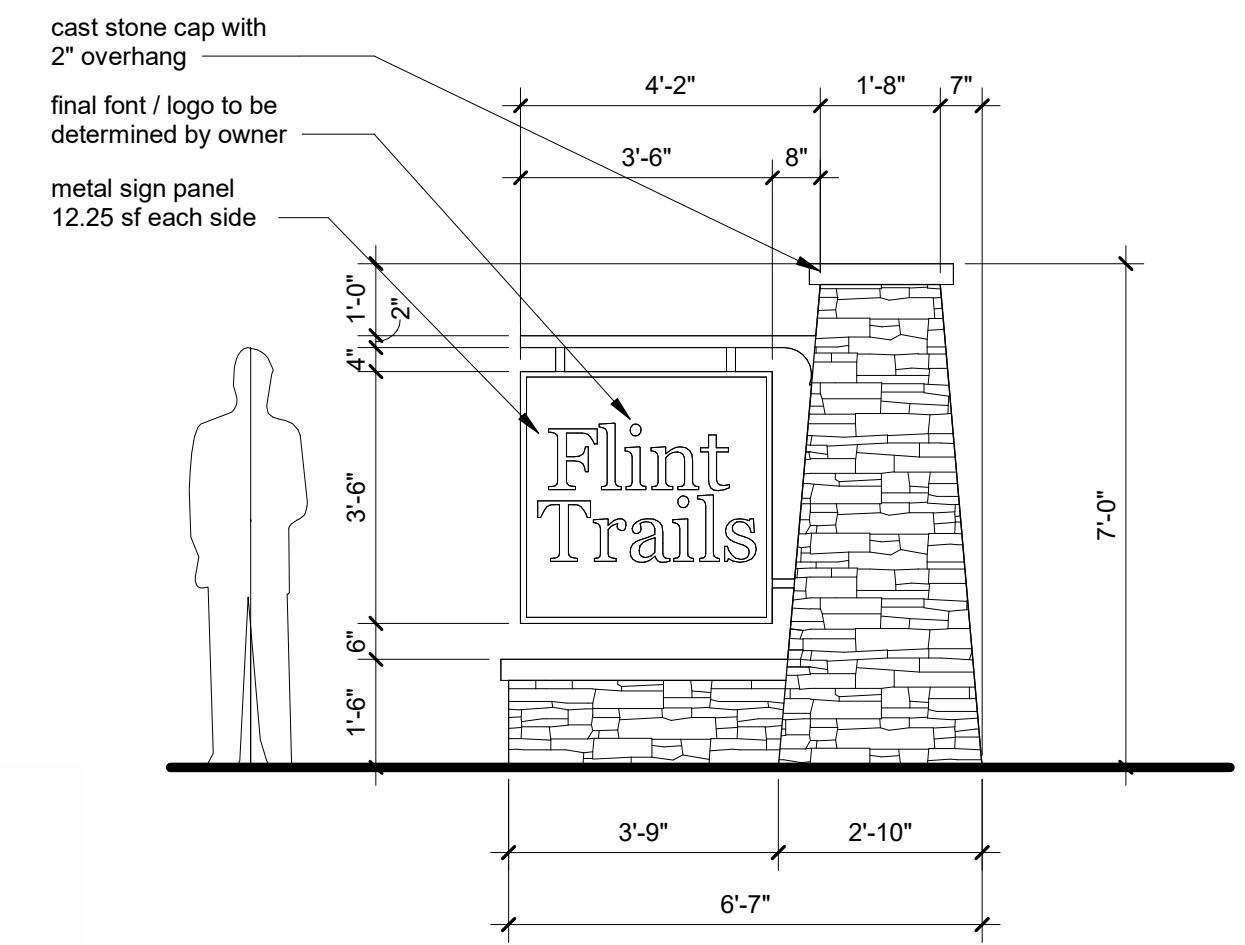
Rev #1

sheet number
A1.03
 Clubhouse Elevations

drawing type
 PDP & FDP Revised
 project number
 23211



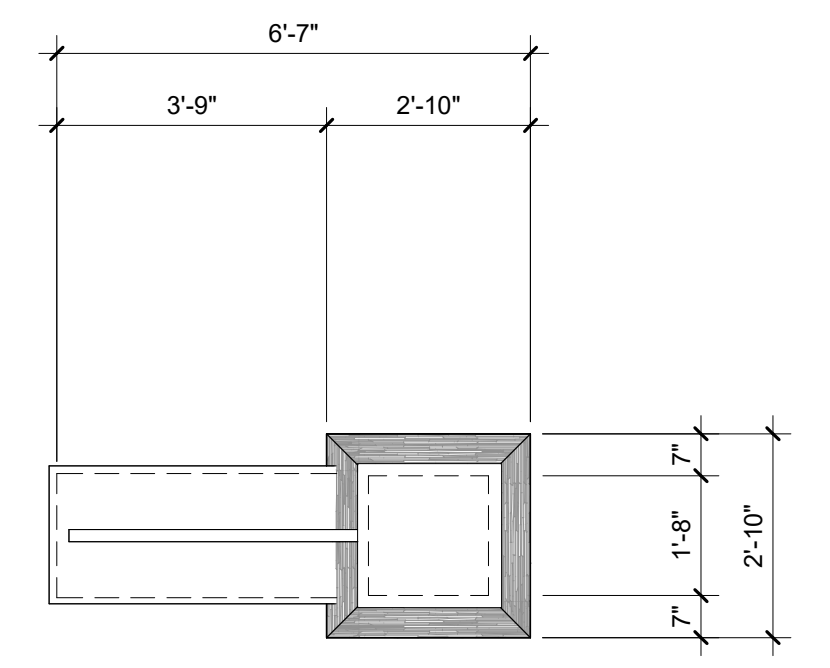
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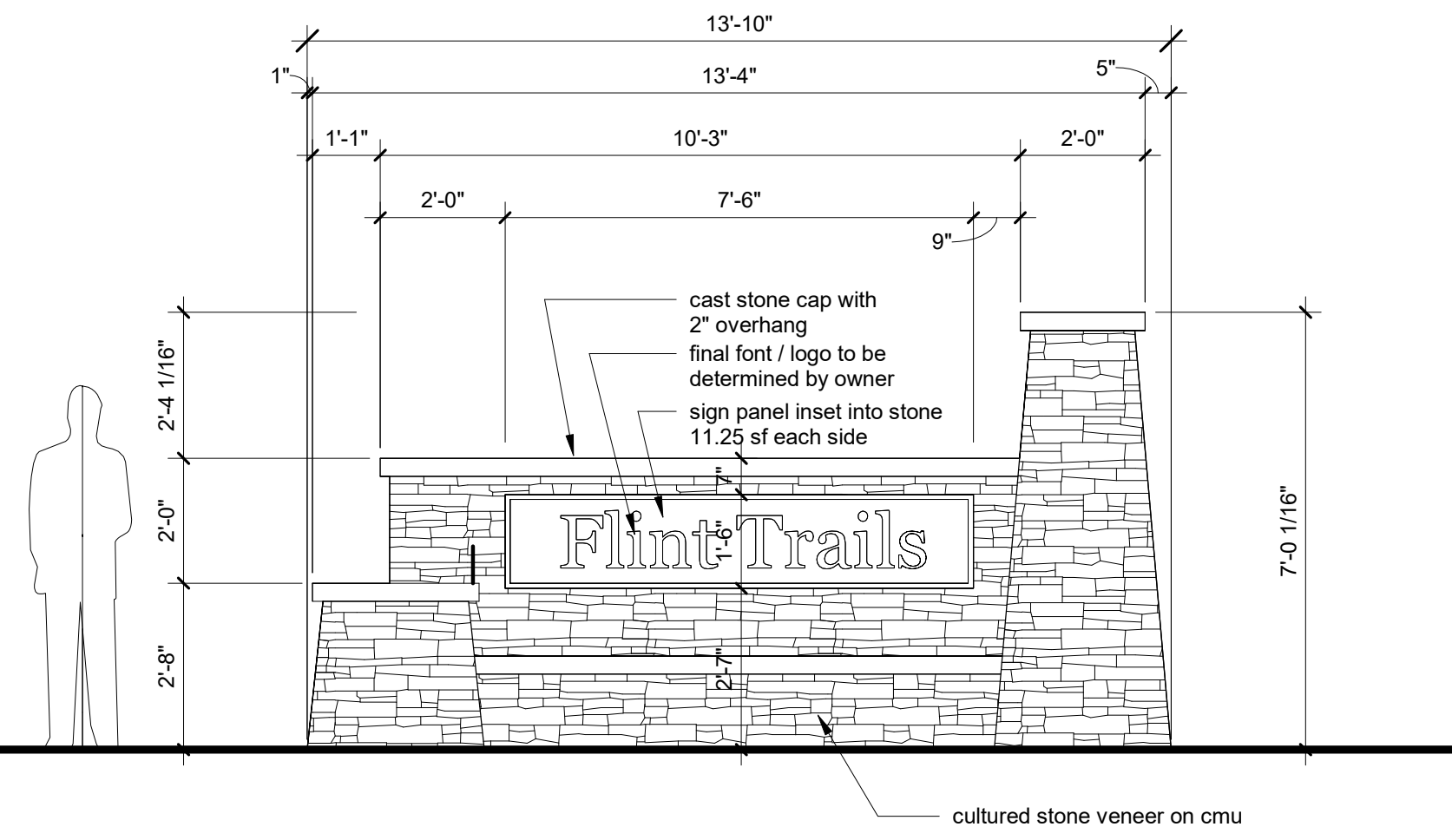
8 White Dr. Entrance - Sign Elevation
 scale: 3/8" = 1'-0"



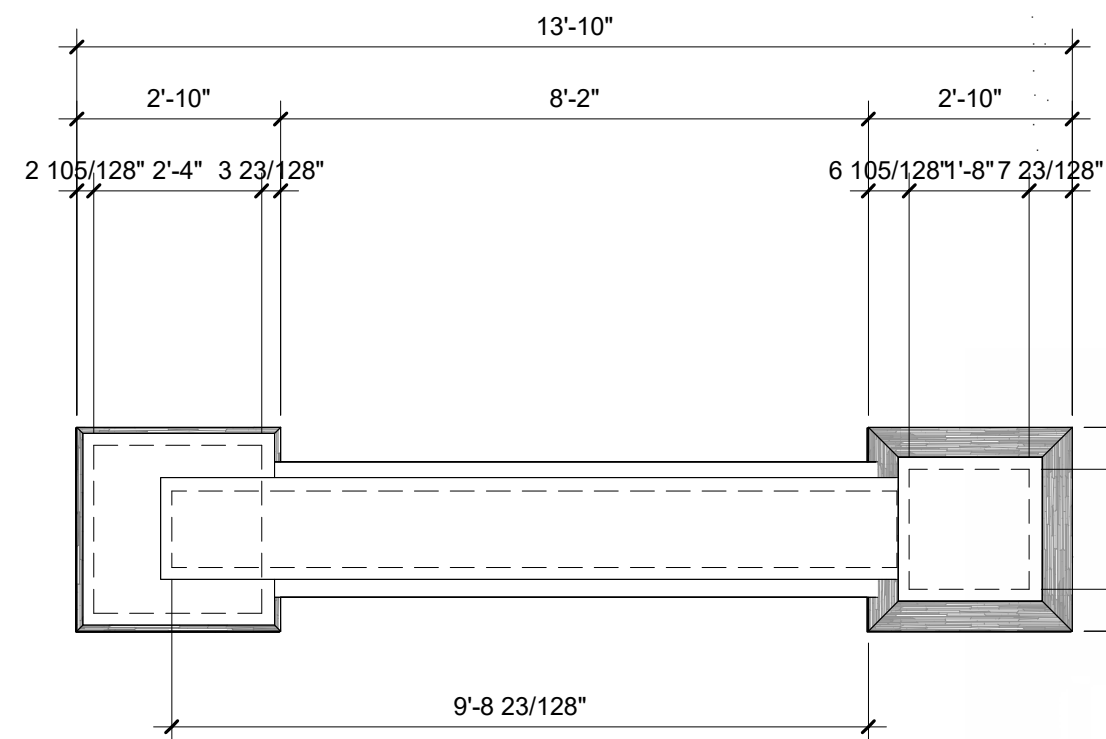
2 Elevation East
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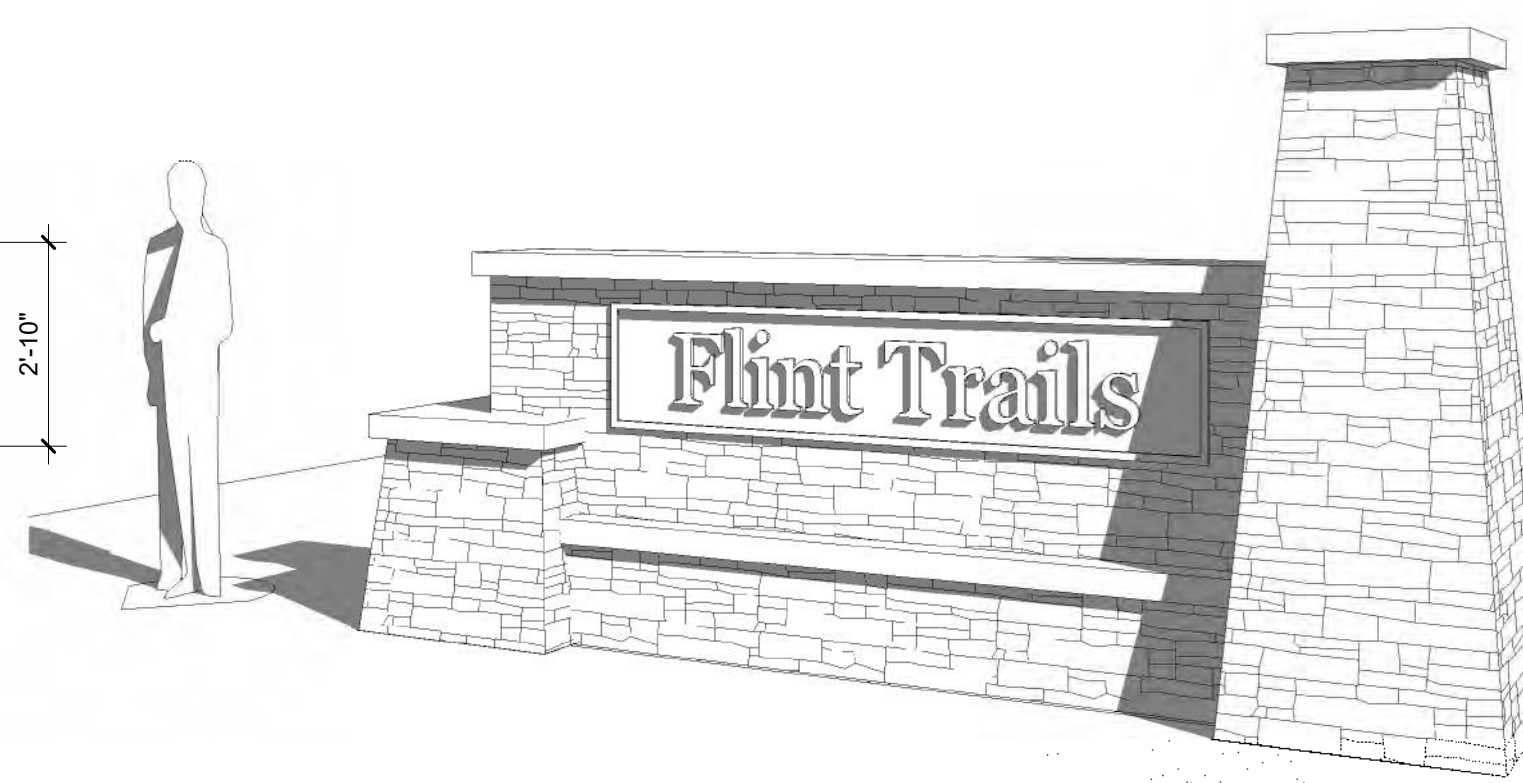
7 White Dr. Entrance - Sign Plan
 scale: 3/8" = 1'-0"



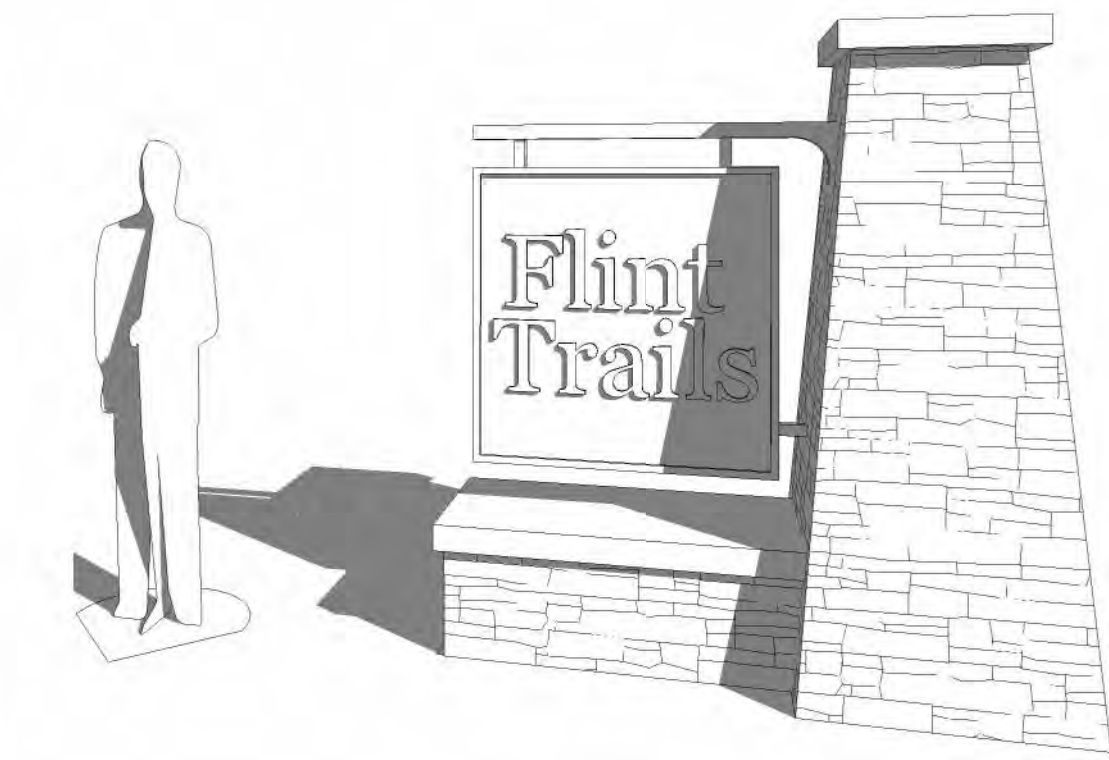
3 167th St. Entrance Sign Elevation
 scale: 3/8" = 1'-0"



4 167th St. Entrance Sign Plan
 scale: 3/8" = 1'-0"



5 167th St. Entrance Sign
 scale:



6 Sign at White drive Entrance
 scale:

a new development for: Sallee Development

Flint Trails
 167th & White Dr
 Gardner, Kansas 66030

date
 4-19-2024
 drawn by
 tjm
 checked by
 tjm
 revisions
 6-7-2024

Rev #1

sheet number
A1.04
 Clubhouse Elevations &
 Monument Sign

drawing type
 PDP & FDP Revised
 project number
 23211

Local Benchmarks:

BM-1: Section Corner No. 550 (Bernsten Aluminum Disk with Cross in the Middle) located 350' west of the intersection of W 167th St. & N White Dr.
Elevation: 1039.20'
N: 194210.43
E: 2190127.83

BM-2: Section Corner No. 587 (Bernsten Aluminum Disk with Cross in the Middle) Northeast Corner of N Moonlight Rd. & W 167th St.
Elevation: 1066.38'
N: 194282.44
E: 2192783.39

Floodplain Note:

The property lies within flood zone "X", areas determined to be outside the 0.2% annual chance floodplain, as determined by the FEDERAL EMERGENCY MANAGEMENT AGENCY, and shown on F.I.R.M. rate map no. 20091C0105G, revised date August 3, 2009.

Fire Protection Notes:

- Plans and specifications, in accordance with NFPA 24, for the private fire line shall be submitted for review and approval prior to installation.
- Underground fire line installation including thrust blocks shall be inspected prior to being backfilled.
- Hydrostatic testing and flushes shall be completed with the fire department as a witness

Utility Legend

— sanm	existing sanitary main
— wtrm	existing water main
— atm	existing storm sewer
— gasm	existing gas main
— elpu	existing underground electric
— elpo	existing overhead electric
— datu	existing underground data
— sanm	proposed sanitary main
— sans	proposed sanitary service
— wtrm	proposed water main
— wtrf	proposed fire line
— atm	proposed storm sewer
— gasm	proposed gas main
— gass	proposed gas service
— elpu	proposed underground primary electric
— elpo	proposed underground secondary electric
— elpo	proposed overhead electric
— datu	proposed underground data

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

Construction Legend

▨	concrete pavement
▨	heavy duty asphalt
▨	concrete sidewalk
▨	asphalt pedestrian trail

Property Legend

—	right of way
---	property lines
---	easements
---	setbacks

Grading Legend

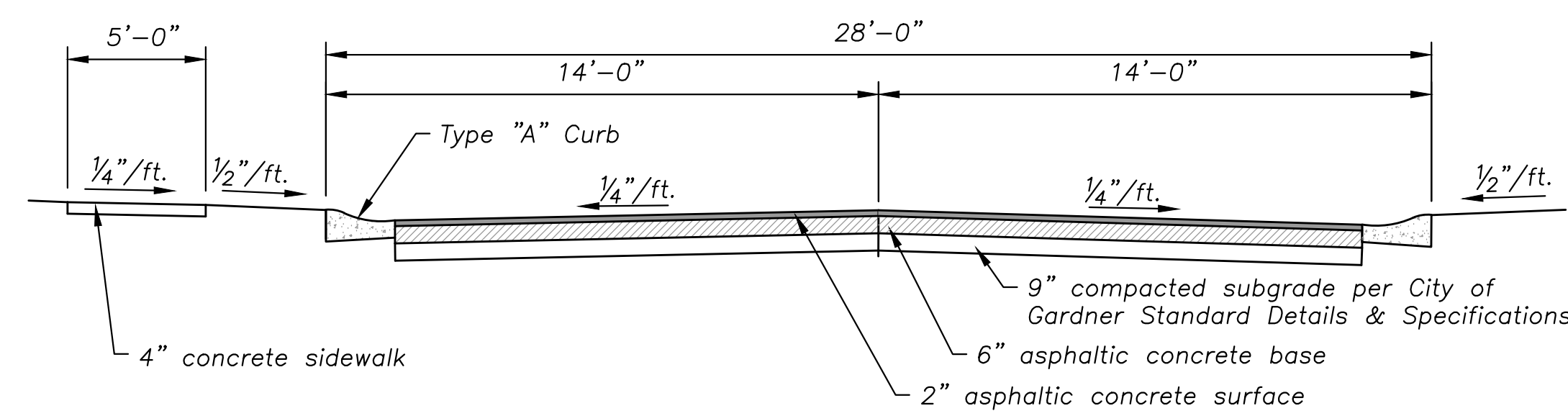
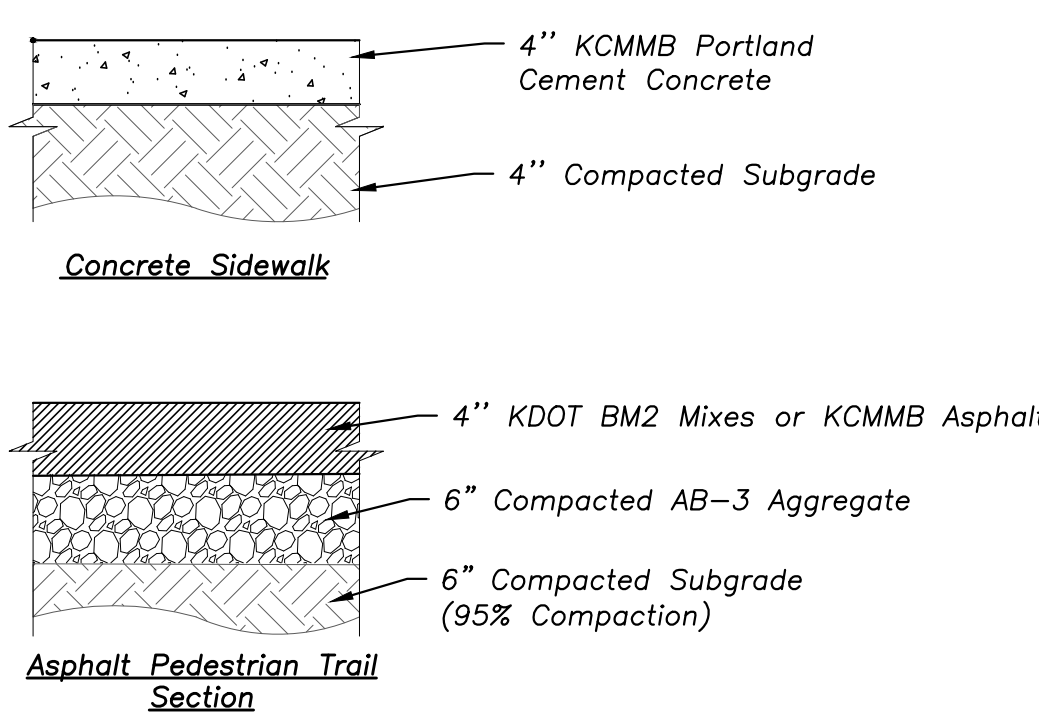
---	existing minor contour
---	existing major contour
---	proposed minor contour
---	proposed major contour

Americans with Disabilities Act (ADA) Notes:

- The running and cross slopes for all sidewalks, accessible paths, ramps, designated parking stalls, etc., shall be in compliance with latest Federal ADA guidelines, in addition to any accessibility standards adopted by the governing municipality. Prior to installation/construction, if any discrepancies are found within the plans, the Engineer shall be notified.
- All ADA parking areas shall have NO slopes greater than 2% in any direction.

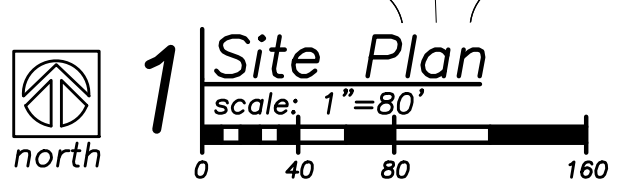
Construction Notes:

- Construct 5' wide standard 4" concrete sidewalk where indicated (see legend).
- Construct 8' multi-use trail where indicated (see legend).
- Construct asphalt pavement "local" pavement street per City of Gardner Standard Details where indicated (see legend & detail on this sheet).
- Install concrete ADA stalls, signage & striping.
- Install crosswalk striping.
- Proposed Extended Dry Detention Basin (EDDB)
- Proposed Monument Sign
- Proposed grassed swale for conveyance of offsite runoff
- Proposed light pole location, typ. re: photometric plans. Refer to City of Gardner specifications for pole, base, & fixture standards.



2 Local Street Section
not to scale

NOTE: All streets within the plat conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications



Know what's below.
Call before you dig.

a final development plan for Flint Development

Flint Trails

167th & White Dr
Gardner, Kansas 66030

date 04.01.2024
drawn by DAE
checked by DAE
revisions

sheet number

C1.1

drawing type FDP
project number 23211

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AC	52	CADDO MAPLE / ACER SACCHARUM 'CADDO'	B & B	2"	CAL
	AT	42	SHANTUNG MAPLE / ACER TRUNCATUM	B & B	2"	CAL
	CB	34	COLUMNAR EUROPEAN HORNBEAM / CARPINUS BETULUS 'COLUMNARIS'	B & B	2"	CAL
	GT	25	SKYLINE HONEYLOCUST / GLEDITSIA TRICANTHOS VAR. INERMIS 'SKYLINE'	B & B	2"	CAL
	QP	58	AMERICAN DREAM OAK / QUERCUS BICOLOR 'JFS-KW12' TM	B & B	2"	CAL
	UP	69	EMERALD SUNSHINE ELM / ULMUS PROPINQUA 'JFS-BIEBERICH'	B & B	2"	CAL
	ZM	84	MUSASHINO SAWLEAF ZELKOVA / ZELKOVA SERRATA 'MUSASHINO'	B & B	2"	CAL
EVERGREEN TREES						
	JC	12	SPARTAN UPRIGHT JUNIPER / JUNIPERUS CHINENSIS 'SPARTAN'	B & B		6' TALL
ORNAMENTAL TREES						
	AF	9	FLAME AMUR MAPLE / ACER GINNALA 'FLAME'	B & B	1.5"	CAL
	AA	48	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	B & B	1.5"	CAL
	CK	60	KOUSA DOGWOOD / CORNUS KOUSA	B & B	1.5"	CAL
	MS	11	SARGENT CRABAPPLE / MALUS SARGENTII	B & B	1.5"	CAL
	MF	41	PERFECT PURPLE CRABAPPLE / MALUS X 'PERFECT PURPLE'	B & B	1.5"	CAL
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
DECIDUOUS SHRUBS						
	AB	296	LOW SCAPE HEDGER BLACK CHOKEBERRY / ARONIA MELANOCARPA 'UCONNAM166' TM	3 GAL		
	CF	238	ARCTIC FIRE RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW' TM	3 GAL		
	FB	34	BLUE MIST DWARF FOTHERGILLA / FOTHERGILLA GARDENII 'BLUE MIST'	3 GAL		
	RG	264	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	3 GAL		
EVERGREEN SHRUBS						
	JW	31	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS 'WILTONII'	3 GAL		
	JB	129	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'	3 GAL		
	TD	323	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	3 GAL		
PERENNIALS						
	AM	12	MOONSHINE YARROW / ACHILLEA X 'MOONSHINE'	1 GAL		
	LV	1,732	VARIEGATED LILY TURF / LIRIOPE MUSCARI 'VARIEGATA'	1 GAL		
	PR	166	BLUE HAZE RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'BLUE HAZE'	1 GAL		
ORNAMENTAL GRASSES						
	BB	396	BLONDE AMBITION BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL		
	PN	763	NORTHWIND SWITCH GRASS / PANICUM VIRGATUM 'NORTHWIND'	1 GAL		
	SP	89	PRAIRIE MUNCHKIN LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	1 GAL		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
GROUND COVERS						
	TF	542,192 SF	TALL FESCUE / TURF TYPE TALL FESCUE BLEND	SOD		

LANDSCAPE REQUIREMENTS SUMMARY

17.04.010 STREET NETWORKS AND STREET DESIGN

REQUIRED:
 LOCAL - NEIGHBORHOOD FRONTAGE: 1 TREE SPACED 25' - 40' O.C. = 10,210 LF = 408 - 255 TREES
 UNIVERSITY DRIVE: 1 TREE SPACED 40' - 60' O.C. = 742 LF = 18 - 12 TREES
 WHITE DRIVE: 1 TREE SPACED 40' - 60' O.C. = 1600 LF = 40 - 27 TREES
 167TH STREET: 1 TREE SPACED 40' - 60' O.C. = 1190 LF = 30 - 20 TREES

PROVIDED:
 LOCAL - NEIGHBORHOOD FRONTAGE = 255 TREES
 UNIVERSITY DRIVE = 12 TREES
 WHITE DRIVE = 27 TREES
 167TH STREET = 20 TREES

17.04.020 OPEN AND CIVIC SPACE SYSTEMS

REQUIRED:
 1 LARGE/MEDIUM TREE FOR EVERY 40' OF TRAIL LENGTH AND 1 SMALL TREE FOR EVERY 25' OF TRAIL LENGTH
 2,930 LF TRAIL LENGTH = 73 LARGE/MEDIUM TREES AND 117 SMALL TREES

PROVIDED:
 73 LARGE/MEDIUM TREES AND 117 SMALL TREES

17.07.050 FRONTAGE DESIGN - TERRACE

REQUIRED:
 1 SMALL TREE FOR EVERY 25' OF FRONTAGE; OR 1 LARGE/MEDIUM TREE FOR EVERY 50' OF FRONTAGE (STREET TREES PLANTED IN THE ROW PER 17.04.010 COUNT TOWARD THIS REQUIREMENT) AND 20% MIN. LANDSCAPE AREA
 10,210 LF OF FRONTAGE = 408 SMALL TREES; OR 204 LARGE TREES

PROVIDED:
 204 LARGE TREES AS REQUIRED IN 17.04.010 AND 20% MIN. LANDSCAPE AREA

17.08.030 LANDSCAPE DESIGN

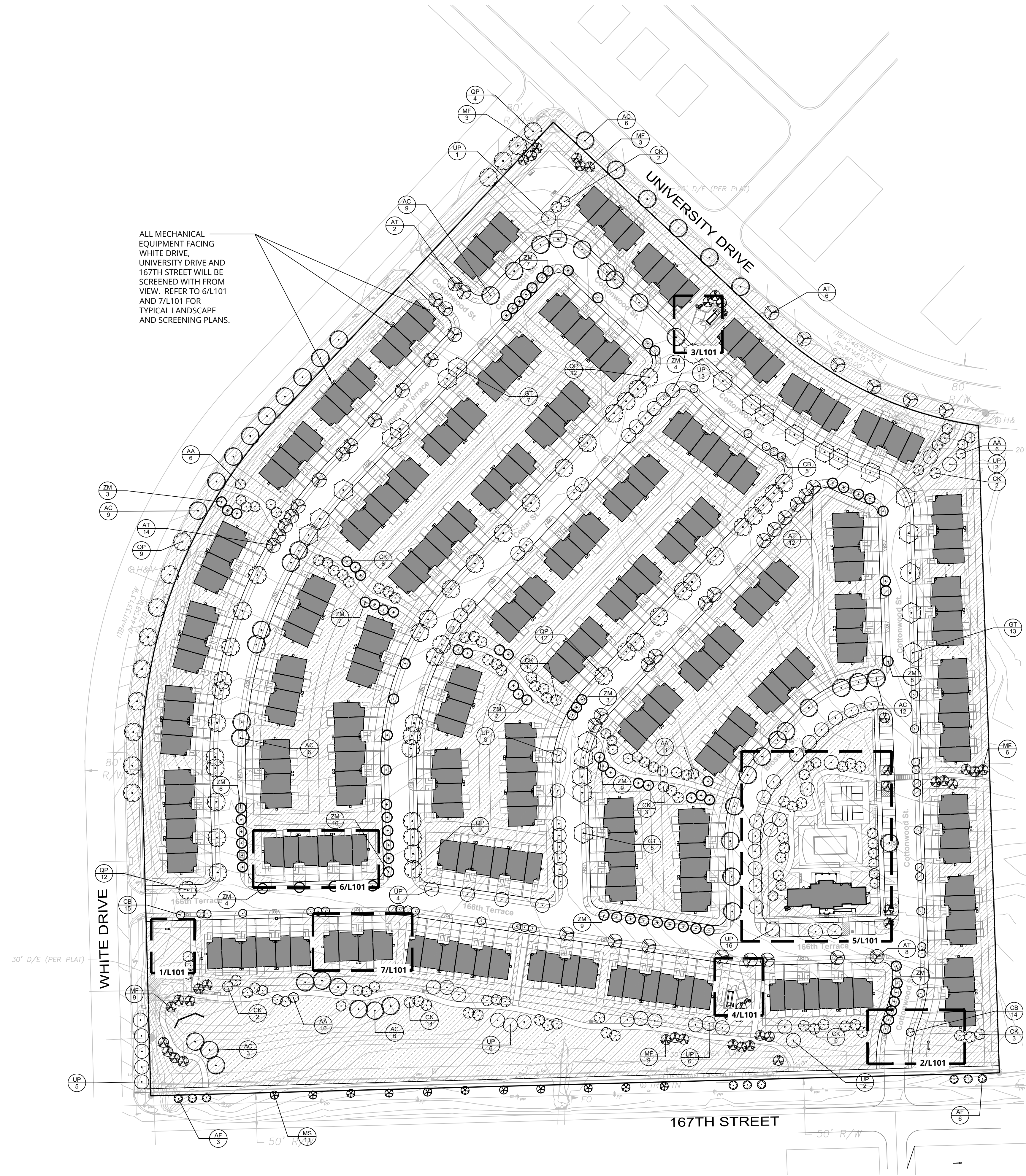
FOUNDATION PLANTING: NONE REQUIRED

PARKING AREAS REQUIRED:
 1 LARGE/MEDIUM TREE FOR EVERY 40 SPACES
 25 PARKING SPACES = 1 TREE
 PARKING AREAS PROVIDED:
 1 LARGE/MEDIUM TREE

BUFFERS: NONE REQUIRED

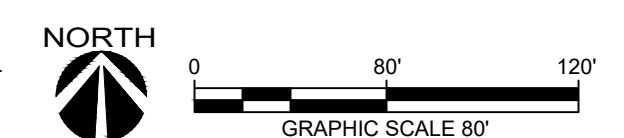
OPEN AREA LANDSCAPE REQUIRED:
 1 TREE PER 10,000 SF AND 1 SHRUB PER 5,000 SF
 207,573 SF OPEN AREA = 21 TREES AND 42 SHRUBS

OPEN AREA LANDSCAPE PROVIDED:
 21 TREES AND 42 SHRUBS



ALL MECHANICAL EQUIPMENT FACING WHITE DRIVE, UNIVERSITY DRIVE AND 167TH STREET WILL BE SCREENED WITH FROM VIEW. REFER TO 6/L101 AND 7/L101 FOR TYPICAL LANDSCAPE AND SCREENING PLANS.

1 OVERALL LANDSCAPE AND STREET TREE PLAN
SCALE = 1" = 80'

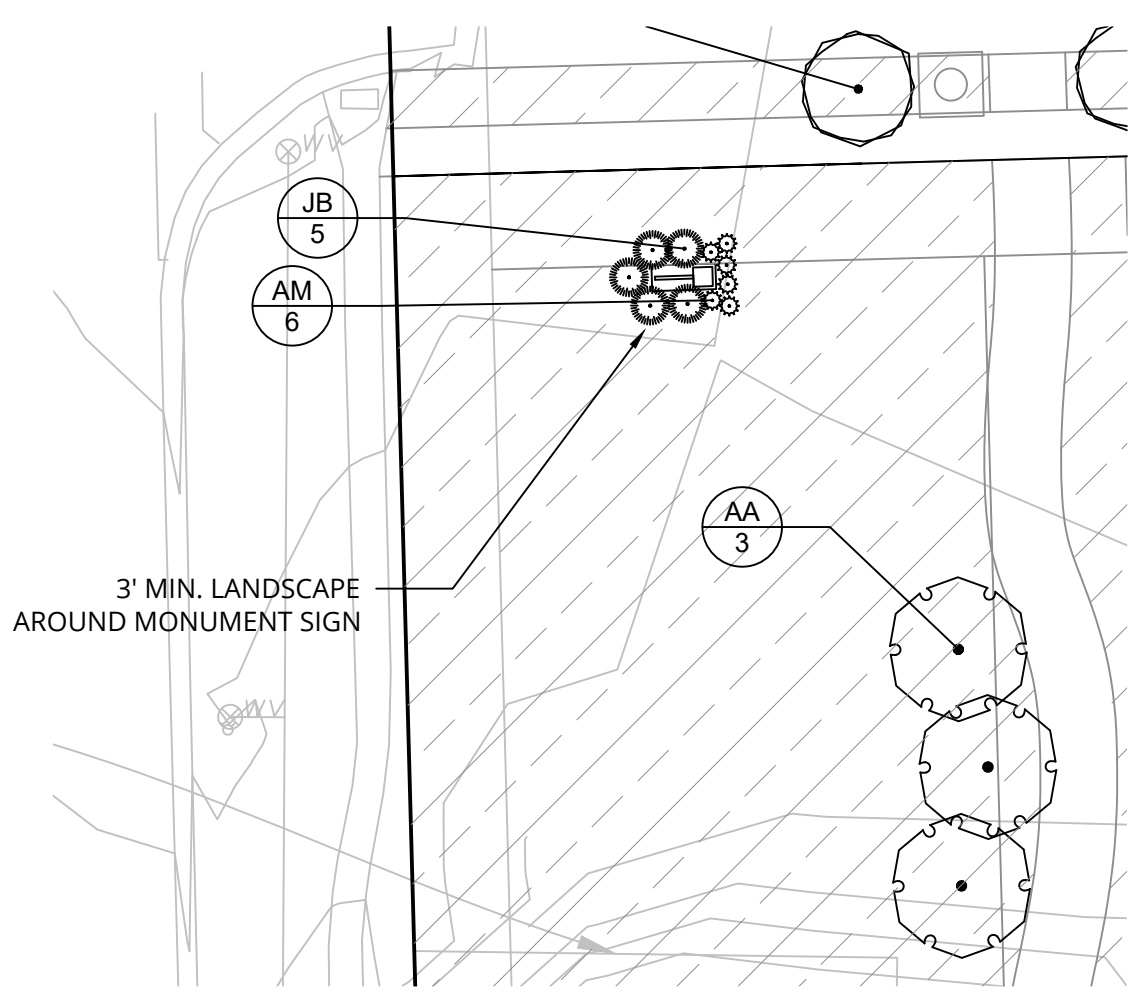
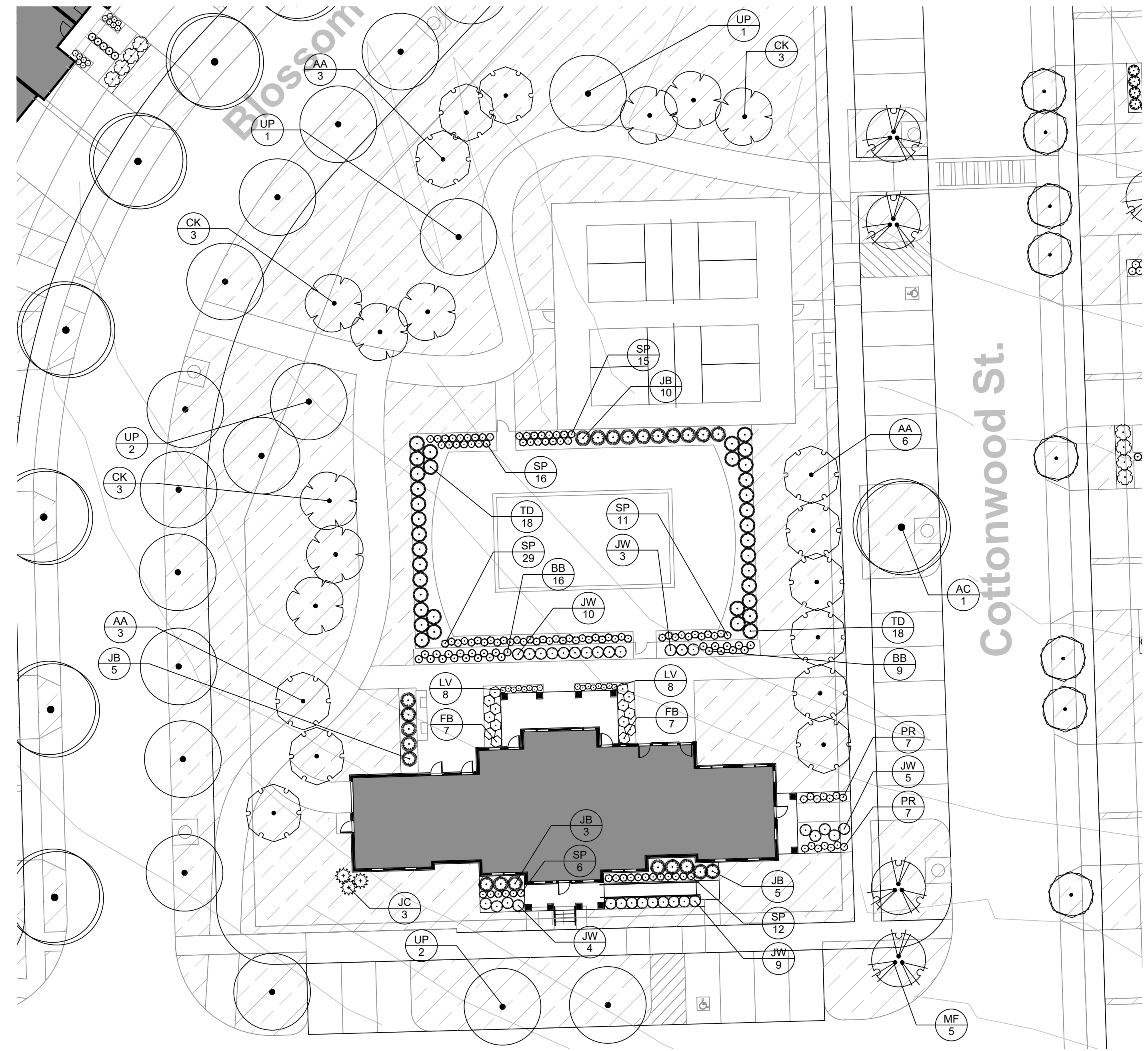


a proposed development for: Sallee Development

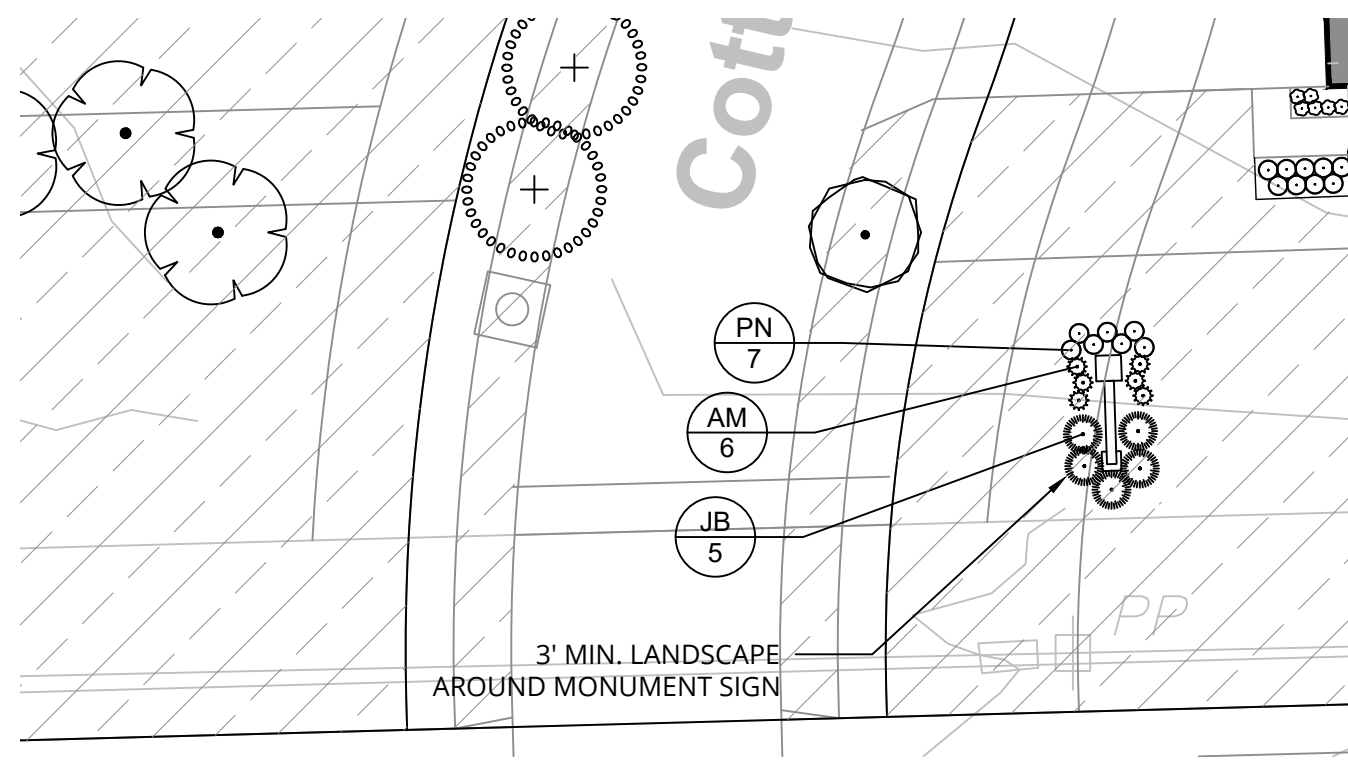
Flint Trails
167th & White Dr
Gardner, Kansas 66030

date 4-19-2024
 drawn by LWS
 checked by LWS
 revisions
 6-7-2024 Rev #1

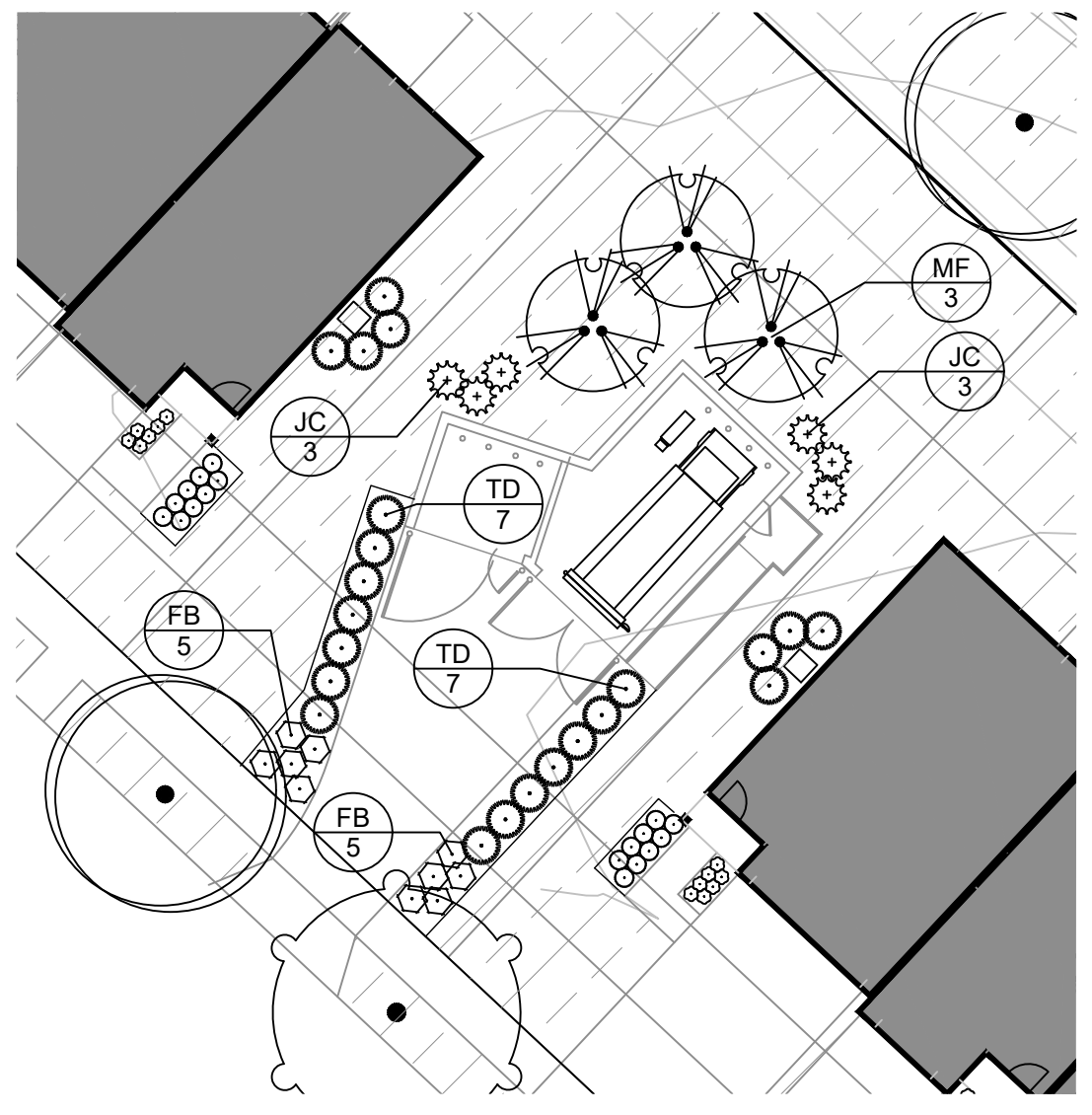
sheet number **L100**
 Overall Landscape and Street Tree Plan
 drawing type PDP & FDP Revised
 project number 23211



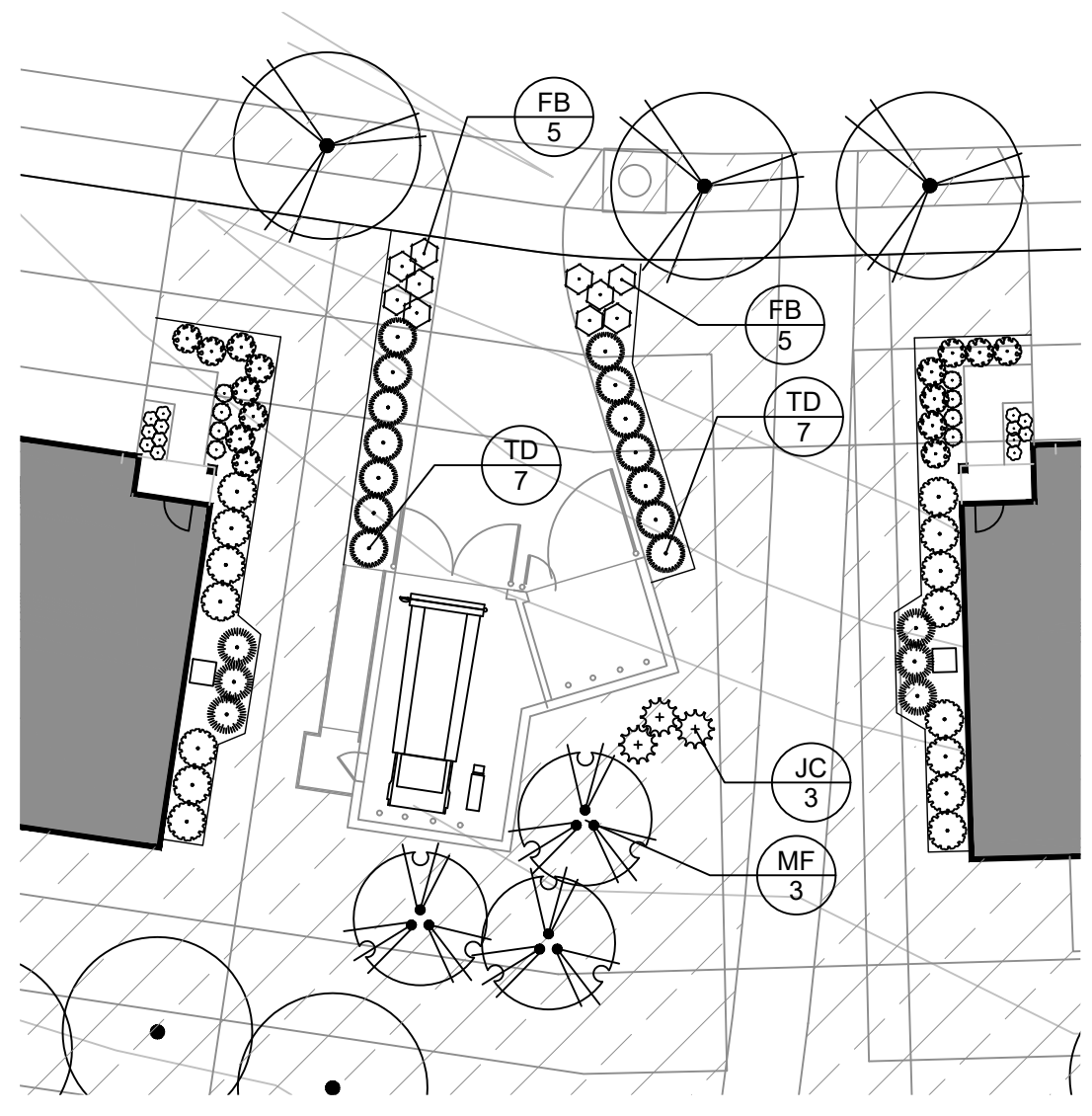
1 WEST SIGNAGE LANDSCAPE PLAN
SCALE = 1" = 20'



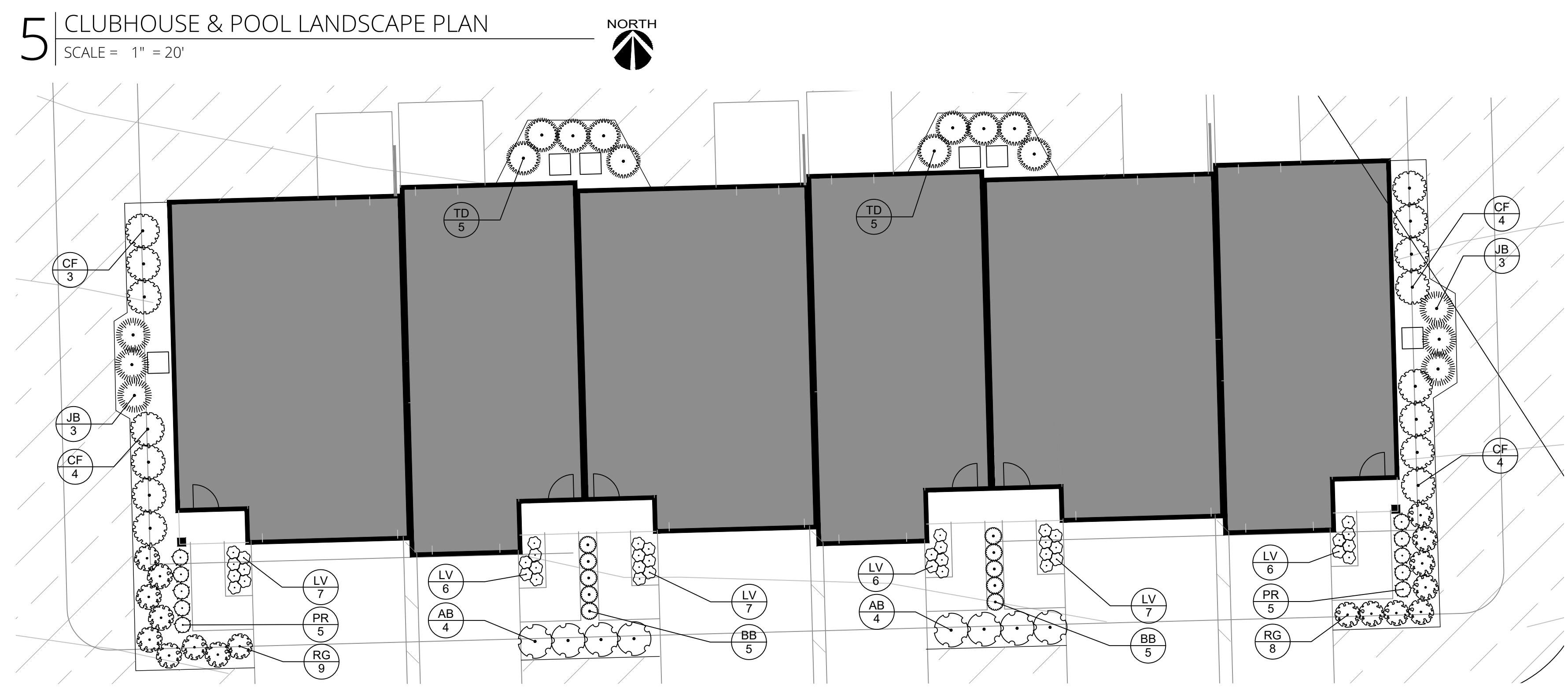
2 SOUTH SIGNAGE LANDSCAPE PLAN
SCALE = 1" = 20'



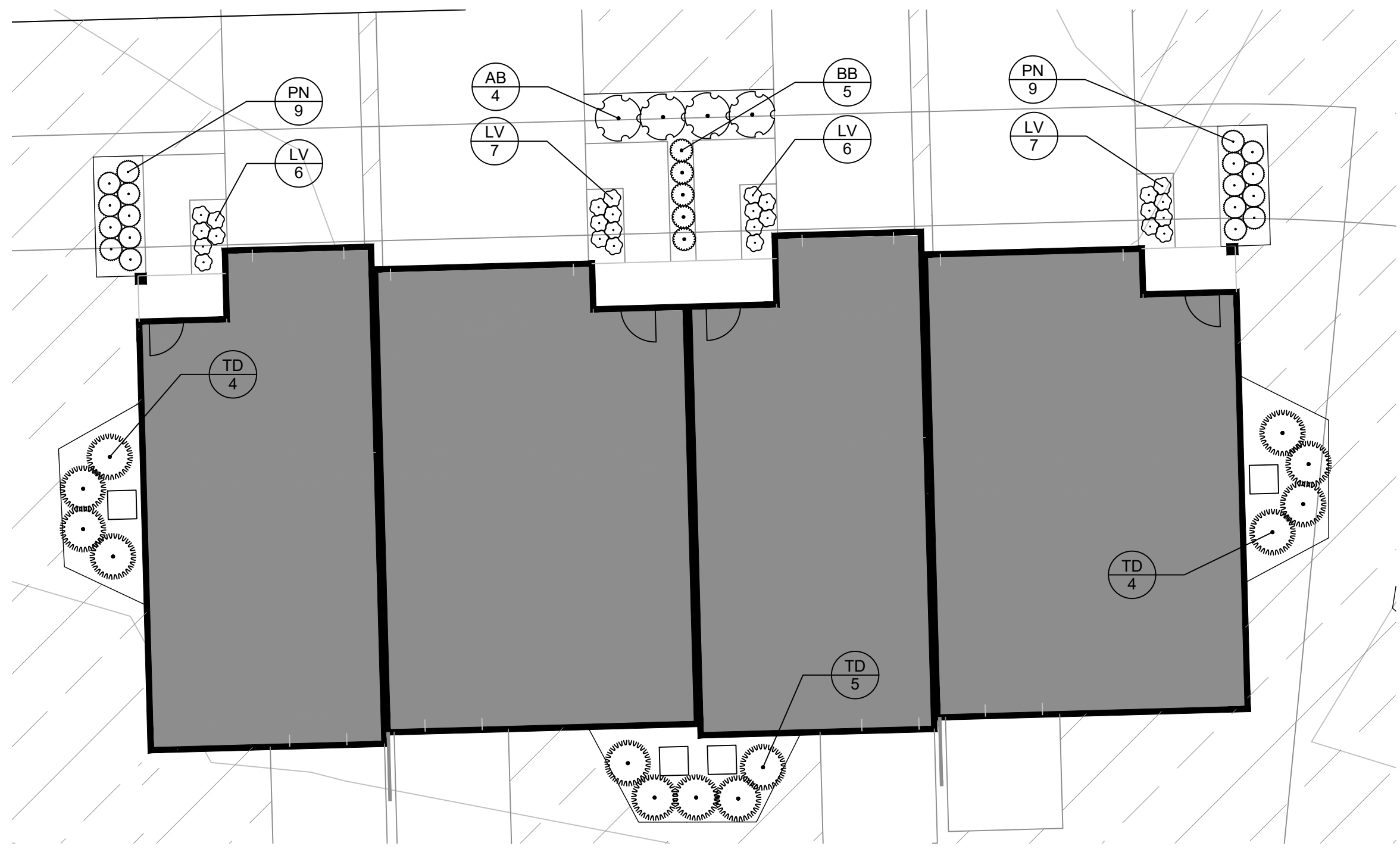
3 N TRASH ENCLOSURE LSCP PLAN
SCALE = 1" = 20'



4 S TRASH ENCLOSURE LSCP PLAN
SCALE = 1" = 20'



6 TYPICAL SIX-PLEX LANDSCAPE PLAN
SCALE = 1" = 10'



7 TYPICAL FOUR-PLEX LANDSCAPE PLAN
SCALE = 1" = 10'

a proposed development for: Sallee Development

Flint Trails

167th & White Dr
Gardner, Kansas 66630

date: 4-19-2024
drawn by: LWS
checked by: LWS
revisions: 6-7-2024
Rev #1

sheet number
L101
Landscape and Street
Tree Plan Enlargements
drawing type
PDP & FDP Revised
project number
23211



About Sallee Development

Sallee Development is a Kansas City based real estate developer

- Family owned and operated business founded in 1989
- Nearly 40 years of development experience concentrated mainly in the build-for-rent and single-family spaces
- Vertically integrated with in-house general contractor capabilities
- More than a century of combined project management experience on staff
- To date, Sallee has developed more than 3,500 units in the KC metro and still wholly owns more than 1,000 units

Townhome B 2D Plan: 2-3 Bdrm, 2.5 Bath, 1-2 Garage

2 Garage Units: 1464 Sq Ft
1 Garage Unit: 1236 Sq Ft



Main Level



Upper Level

3D Renderings



Middle Unit



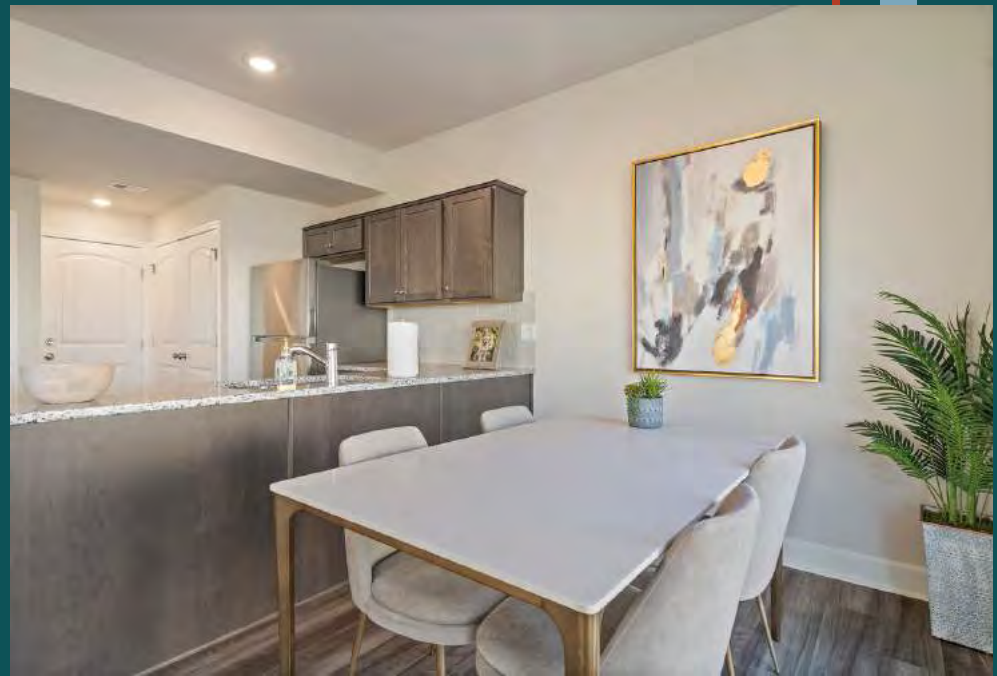
End Unit





Exterior Elevations





Interior Finishes

3D Renderings



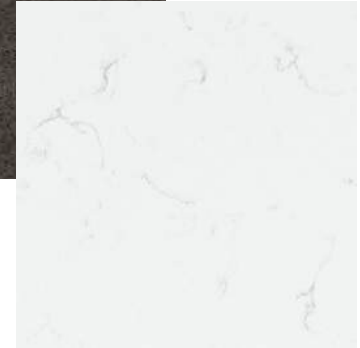
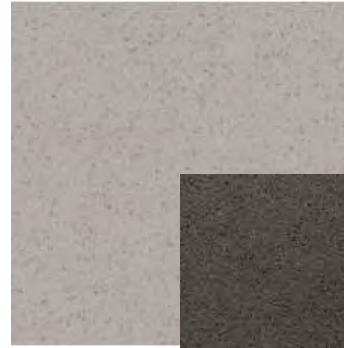
Unit A



Unit B



Interior Standard Finishes

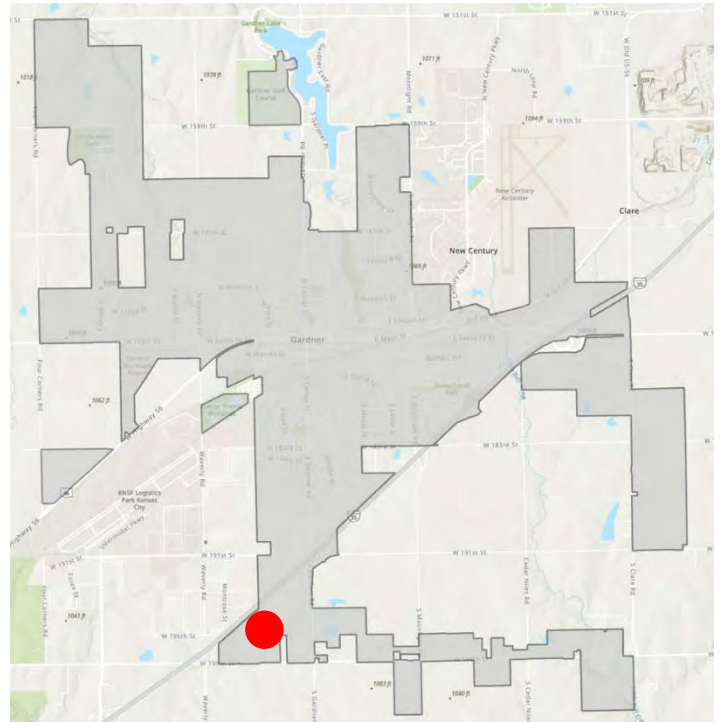


Exterior Standard Finishes



Project Name: Tuscan Farm

PROJECT NUMBER	24-30400003
REQUEST	REZONING, PRELIMINARY DEV PLAN, PRELIMINARY PLAT
APPLICANT	JIM LONG, PE
OWNER	TUSCAN FARM LLC
PARCEL ID	CP87700000 0T0C, CF221502-3011, CF221502-4009, CF221502-4007, CF221502-4001



Executive Summary

PRESENT ZONING:	R-1, R-3
PROPOSED ZONING:	R-1, RP-3
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE AND MULTI-FAMILY RES
TOTAL SITE AREA:	59.1 ACRES
EXISTING LOT #:	5
PROPOSED LOT #:	148 LOTS, 3 TRACTS
PROP BUILDING TYPES:	SINGLE FAMILY DETACHED (118 UNITS), GARDEN APARTMENTS (40 UNITS), ROW HOUSES (109 UNITS)



Staff Recommendation

Staff recommends approval of application 24-304-03, a Rezoning and associated Preliminary Development Plan and Preliminary Plat for Tuscan Farm with the condition(s) in the recommended motion.

Context

Background/History

The property was annexed into the City of Gardner on June 19, 2017 (Ordinance No. 2548). Currently, the property is not in use. On December 18, 2017, the property was rezoned from A (Agriculture) District to R-1 (Single Family) and R-3 (Garden Apartment) Districts with a preliminary plat for 207 single family lots and 14 4-plex pinwheel garden apartments on 82.80 acres. Phase I of the development was approved on December 18, 2017 as well and is under development.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
R-1 (Single Family) District	Tuscan Farm Phase I
East of Subject Property	
County RUR (Rural, Agriculture) District	Single-family residential with agricultural uses
South of Subject Property	
A (Agriculture) District	Single-family residential - estate lots
R-1 (Single Family) District	Single-family residential - estate lots
West of Subject Property	
A (Agriculture) District	I-35 ROW - State of Kansas

Utilities / Infrastructure

Electric

Overhead power lines are present along the common property line of Tuscan Farms and the school district to the north and along S. Gardner Road. Electric infrastructure will be brought into the site for the development.

Water

Existing water infrastructure is present on the west side of S. Gardner Road along the east property line. The developer will connect to this water line and to phase one of Tuscan Farm to serve the development.

Sanitary Sewer

Sewer will be gravity drained to the western portion of the development, where it will tie into the existing lift station that was installed as part of phase one of Tuscan Farm.

Storm Sewer

Currently, there is no stormwater infrastructure on site. The applicant shall install the necessary infrastructure.

Natural Gas

A gas line is present along the northwest corner of the property, running along I-35 and along S. Gardner Road terminating at the north property line. Service into the development will be from the line along S. Gardner Road.

Roadway Network & Vehicular Access

Access to the site will be via S. Gardner Road, which is an Arterial – Standard street type. One connection from the development is proposed onto S. Gardner Road. The traffic impact study has not been approved by Public Works. They are waiting on additional analysis of on the new intersection created by the future relocation 191st Street as part of the Gardner Rd I-35 interchange project.

Review Criteria

Preliminary Plat (LDC Section 17.03.030 D.)

- a. The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
- b. Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
- c. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
- d. Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
- e. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
- f. The design does not impede the construction of anticipated or planned future public infrastructure within the area.
- g. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Zoning Map Amendment (LDC Section 17.03.030 B.)

1. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; and the operation and uses of land and buildings;
2. The zoning and use of properties nearby, and the compatibility with potential uses in the proposed district with these zoning districts;
3. The suitability of the subject property for the uses to which it has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to economic development, public health, safety and welfare by the current restrictions on the applicant's property as compared to the hardship imposed by such restrictions upon the property;
7. The recommendations of professional staff;
8. The conformance of the requested change to the Comprehensive Plan, and in particular the relationship of the intent statement for the proposed district and how the specific application furthers that intent statement in relation to the Comprehensive Plan;
9. The extent to which the proposed use would adversely affect the capacity or safety of any utilities, infrastructure or public services serving the vicinity; and
10. Other factors relevant to a particular proposed amendment or other factors which support other adopted policies of the City.

Preliminary Development Plan (LDC Section 17.03.040 C.)

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practice.

2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant.
3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.
5. The plan meets all of the review criteria for a zoning map amendment.

Staff Findings

The Comprehensive Plan has identified this area for “New Residential Growth” in the Residential Area Plan under the Housing section, which is undeveloped land that provides a clean slate for future residential development to contribute to and enforce the City’s existing character and identity. One goal of New Residential Growth is to ensure a new development meets the requirements of the *Gardner Land Development Code* and provides flexibility where necessary to accommodate a variety of housing types and intensities. The project proposes three different housing types: single family residential, townhomes, and pinwheel 4-plexes.

The preliminary development plan and plat are in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

Deviations

There are no deviation requests.

Potential 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.

Recommended Motion

After review of application 24-304-03 a rezoning for 59.1 acres located at the southwest corner at 196th St and Gardner Rd. from R-1 and R-3 to R-1 and RP-3, and associated Preliminary Development Plan and Preliminary Plat for Tuscan Farm, and staff report dated June 18, 2024, the Planning Commission recommends the Governing Body approve the applications, subject to the following conditions:

1. Development must meet the requirements of Gardner Municipal Code Title 14 Floodplain and Stormwater Management, including, but not limited to, stream corridor preservation and maintenance, peak flow reduction, and stormwater treatment facility provision and maintenance, where applicable. Any violation of these requirements will necessitate plan modifications as needed to conform to stormwater code criteria unless the violation has been approved as a deviation. All stormwater requirements shall be met prior to issuance of any related permits; and
2. Approval by the Public Works Department of the Traffic Impact Study including analysis of the new intersection created by the relocation 191st Street.

PRELIMINARY PLAN & PLAT FOR TUSCAN FARM IN THE CITY OF GARDNER JOHNSON COUNTY, KANSAS

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT
C1.2	SITE PLAN R-3
C1.3	SITE PLAN R-1
C1.4	SITE PLAN R-1
C2.0	REZONING PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN R-3

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

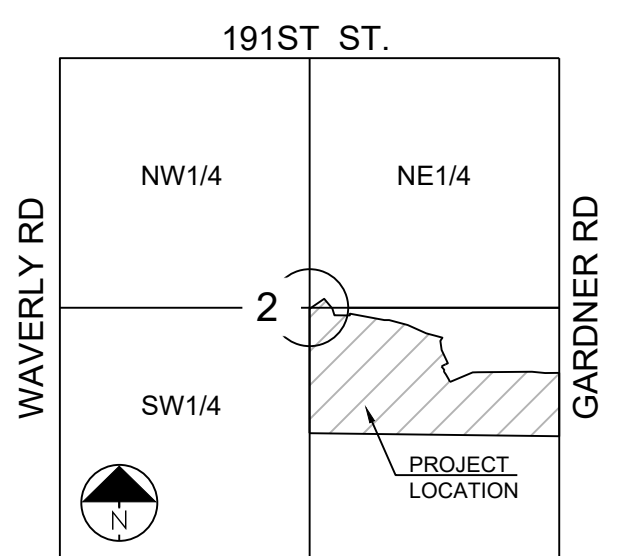
**TUSCAN FARM
PRELIMINARY PLAN & PLAT
197TH STREET AND GARDNER ROAD
GARDNER, KANSAS**

OWNER/DEVELOPER:

VENTURA HOMES LLC
CLINT BURKDOLL
P.O. BOX 66
GARDNER, KS 66030
p 913-285-2900
f -
METROK1@GMAIL.COM

LEGEND:

- A/E - ACCESS EASEMENT
 - BC - BACK OF CURB
 - B/B - BACK TO BACK
 - BM - BENCHMARK
 - BL or B.L. - BUILDING LINE
 - CO - CLEANOUT
 - TJB - TELEPHONE JUNCTION BOX
 - C&G - CURB AND GUTTER
 - D/E - DRAINAGE EASEMENT
 - E/E - ELECTRICAL EASEMENT
 - EL - ELEVATION
 - FL - FLOW LINE
 - G/E - GAS LINE EASEMENT
 - HDPE - HIGH-DENSITY POLYETHYLENE
 - L/E - LANDSCAPE EASEMENT
 - MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
 - PVC - POLYVINYL CHLORIDE
 - P/L - PROPERTY LINE
 - PUB/E - PUBLIC EASEMENT
 - RCP - REINFORCED CONCRETE PIPE
 - ROW or R/W - RIGHT-OF-WAY
 - S/E - SANITARY SEWER EASEMENT
 - SL - SERVICE LINE
 - S/W - SIDEWALK
 - TE - TOP ELEVATION
 - U/E - UTILITY EASEMENT
 - WSE - WATER SURFACE ELEVATION
 - W/E - WATERLINE EASEMENT
-
- ASPHALT PAVEMENT - EXISTING
 - ASPHALT PAVEMENT - PROPOSED
 - CONCRETE PAVEMENT - EXISTING
 - CONCRETE PAVEMENT - PROPOSED
 - ASPHALT SIDEWALK - EXISTING
 - CONCRETE SIDEWALK - EXISTING
 - CONCRETE SIDEWALK - PROPOSED
 - CURB & GUTTER
 - CURB & GUTTER - EXISTING
 - TREELINE
 - EXISTING LOT AND R/W LINES
 - EXISTING PLAT LINES
 - P/L PROPERTY LINES
 - ROW RIGHT-OF-WAY
 - SANITARY SEWER MAIN
 - SANITARY SEWER MAIN - EXIST.
 - STO STORM SEWER
 - STORM SEWER - EXISTING
 - CATV_x CABLE TV - EXISTING
 - FOC_x FIBER OPTIC CABLE - EXISTING
 - T_x TELEPHONE LINE - EXIST.
 - E_x ELECTRIC LINE - EXISTING
 - OHP_x OVERHEAD POWER LINE - EXIST.
 - UG_x UNDERGROUND ELECTRIC - EX.
 - G_x GAS LINE - EXISTING
 - W_x WATERLINE - EXISTING
 - LIGHT - EXISTING
 - EXISTING MANHOLE
 - CLEANOUT
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - AI EXISTING AREA INLET
 - CI EXISTING CURB INLET
 - GI EXISTING GRATE INLET
 - JB EXISTING JUNCTION BOX
 - SM EXISTING STORM MANHOLE



191ST ST.
199TH ST
SECTION 2-15-22
LOCATION MAP
SCALE 1" = 2000'

GENERAL NOTES:

- The Engineer and/or its representatives can not or will not provide a warranty, expressed or implied, for the construction of the designs presented in these plans. It is recommended that third party observation be provided by a qualified firm to provide continuous construction observation of the proposed improvements.
- All construction shall conform to the City Technical Specifications and Design Criteria, State Road and Bridge Specifications, American Public Work Association (APWA) (Kansas City Chapter) Specifications and/or the Project Specifications as applicable. Contractor shall notify the Engineer of any discrepancies between the standard specifications and the Project Specification and Contract Documents.
- Contractor is responsible for verifying quantities prior to bidding, as well as becoming familiar with and satisfying himself as to the general, local and site conditions that may effect cost, progress, and performance of work.
- Contractor shall promptly give engineer written notice of all conflicts, errors, ambiguities or discrepancies that the contractor discovers in the bidding documents and confirm that the written resolution thereof by the engineer is acceptable to contractor.
- Contractor is responsible for the jobsite safety of the project and the safety of the public and shall adhere to all federal, state and local safety regulations.
- Contractor shall coordinate all subcontractor activities, and shall be the sole contact for the owner.
- Contractor shall secure all required permits insurance requirements and bonding prior to construction. Insurance certificates shall name Owner and Engineer as additional insured.
- Water for use on site must be purchased from the local water utility having jurisdiction, and shall be purchased per their requirements.
- All traffic control required in conjunction with the proposed construction shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD) and shall be a subsidiary obligation of the contract.
- Contractor is responsible for the coordination of all material testing required for their work. This includes scheduling of tests, coordinating and providing access to sample locations, and satisfying all test result reporting requirements.

EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4H:1V Maximum
 - Paved Areas - 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

UTILITIES:

- Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
- The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the negligence of the contractor shall be repaired at the contractor's expense.
- Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
- Trench spoils shall be neatly placed onsite adjacent to the trench, and compacted to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be wasted onsite at the direction of the Owner or his appointed representative.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

REVISION DATE	DESCRIPTION

COVER SHEET

SHEET
C1.0

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**TUSCAN FARM
 PRELIMINARY PLAN & PLAT
 197TH STREET AND GARDNER ROAD
 GARDNER, KANSAS**



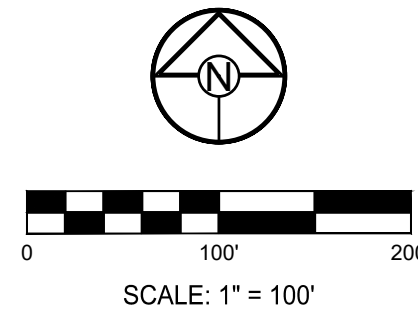
RP-3 Zoning Description

Includes Tract C, previous R3 zoned and R1 zoned
 DESCRIPTION:

All of Tract "C", TUSCAN FARM 1ST PLAT, a subdivision on the City of Gardner, and part of the Southeast One-Quarter of Section 2, Township 15, Range 22, all in Johnson County, Kansas and altogether being described as follows:
 Commencing at the Southeast corner of the Southeast One-Quarter of said Section 2; thence along the East line of said Southeast One-Quarter, North 02 degrees 49 minutes 15 seconds West a distance of 1552.08 feet to the Point of Beginning; thence South 87 degrees 10 minutes 45 seconds West a distance of 196.67 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 10 degrees 17 minutes 41 seconds and an arc length of 89.84 feet; thence South 76 degrees 53 minutes 04 seconds West a distance of 284.81 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 11 degrees 26 minutes 11 seconds and an arc length of 99.80 feet; thence South 88 degrees 19 minutes 16 seconds West a distance of 774.62 feet; thence North 01 degrees 40 minutes 44 seconds West a distance of 282.09 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 01 degrees 38 minutes 39 seconds West, a radius of 200.00 feet, a central angle of 14 degrees 07 minutes 45 seconds and an arc length of 49.32 feet; thence North 12 degrees 29 minutes 06 seconds East a distance of 235.70 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 200.00 feet, a central angle of 04 degrees 44 minutes 49 seconds and an arc length of 16.57 feet; thence South 82 degrees 15 minutes 43 seconds East a distance of 62.27 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 200.00 feet, a central angle of 16 degrees 15 minutes 18 seconds and an arc length of 56.74 feet; thence South 42 degrees 39 minutes 45 seconds East a distance of 37.73 feet to a point on the South right of way line of 196th Street as now established in said TUSCAN FARM 1ST PLAT, said point being a point of curvature; thence along said South right of way line the following three courses, Northeasterly on a curve to the right having an initial tangent bearing of North 54 degrees 41 minutes 15 seconds East, a radius of 175.00 feet, a central angle of 10 degrees 46 minutes 13 seconds and an arc length of 32.90 feet; thence North 65 degrees 27 minutes 27 seconds East a distance of 199.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 275.00 feet, a central angle of 14 degrees 26 minutes 56 seconds and an arc length of 69.35 feet to the Northwest corner of Lot 24, of said TUSCAN FARM 1ST PLAT; thence along the West line of said Lot 24, South 10 degrees 05 minutes 37 seconds East a distance of 132.77 feet to the Southwest corner thereof; thence along the Southerly line of TUSCAN FARM 1ST PLAT the following four courses, North 85 degrees 33 minutes 26 seconds East a distance of 57.92 feet; thence North 87 degrees 10 minutes 45 seconds East a distance of 570.70 feet; thence South 86 degrees 42 minutes 20 seconds East a distance of 140.80 feet; thence North 87 degrees 10 minutes 45 seconds East a distance of 153.10 feet to a point on the East line of the said Southeast One-Quarter of Section 2; thence along said East line, South 02 degrees 49 minutes 15 seconds East a distance of 440.83 feet to the Point of Beginning and containing 16.982 acres more or less.

OVERALL SITE DATA:

GROSS SITE AREA	59.10 AC (2,574,526.68 SF)
ROW AREA	10.16 AC (442,750.7890 SF)
NET SITE AREA	48.94 AC (2,131,826.4 SF)
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY, MULTIFAMILY
EXISTING ZONING	R-1, R-3
PROPOSED ZONING	R-1, RP-3
R-1 SINGLE FAMILY RESIDENTIAL GROSS LAND AREA	41.21 AC
RP-3 MULTIFAMILY RESIDENTIAL GROSS LAND AREA	16.98 AC
R-1 DENSITY	2.86 DU/AC (118 UNITS)
RP-3 DENSITY	8.77 DU/AC (149 UNITS)



REVISION DATE	DESCRIPTION

DRAWN BY:	JAB
CHECKED BY:	JLL
DATE PREPARED:	2024 05 06
PROJ. NUMBER:	24-033

REZONING PLAN

SHEET
C2.0

GARDEN APARTMENT / ROWHOUSE LANDSCAPE DATA:

GENERAL DATA
 ROWHOUSE LOTS 20 LOTS
 ROWHOUSE UNITS 109 UNITS
 GARDEN APARTMENTS LOTS 10 LOTS
 GARDEN APARTMENTS UNITS 40 UNITS

17.08.030 LA DESIGN STANDARDS TABLE 8-1 LANDSCAPE REQ.
 FRONTAGE LANDSCAPE REQUIRED
 FOUNDATION LANDSCAPE REQUIRED
 BUFFER LANDSCAPE REQUIRED
 CIVIC OR OPEN SPACE LANDSCAPE REQUIRED
 OTHER OPEN AREAS LANDSCAPE REQUIRED
 OTHER OPEN AREAS LANDSCAPE PROVIDED

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

STREET DESIGN DATA FOR SUBURBAN
 17.04.010 STREET NETWORKS AND STREET DESIGN
 TYPE
 PLANTING TYPE PER CODE
 PLANTING TYPE PROPOSED
 TREE SPACING PER CODE
 TREE SPACING PROPOSED

OPEN SPACE DATA
 17.04.020 OPEN AND CIVIC SPACE SYSTEMS
 PREFERRED TYPES PER CODE
 TYPE PROPOSED
 OPEN SPACE MINIMUM REQUIRED BY SECTION D OF CODE
 OPEN SPACE PROPOSED
 POOL/PARK TRACT PART OF C LANDSCAPE REQUIRED

POOL/PARK TRACT E, LANDSCAPE PROPOSED

NATURAL AREA/DETENTION TRACTS A, D LANDSCAPE REQUIRED

SEE BELOW
 NONE
 NONE PER TABLE 8-2 BUFFER PLANTING REQUIREMENTS
 SEE BELOW
 1 TREE PER 10,000 S.F. AND 1 SHRUB PER 5,000 S.F. AND LAWN
 1 TREE PER 10,000 S.F. AND NATIVE VEGETATION
 (DEVIATION REQUESTED FOR NOT INSTALLING SHRUBS)

SUBURBAN YARD-NEIGHBORHOOD YARD
 SUBURBAN YARD

TERRACE
 10'
 20-25'
 1 SMALL TREE FOR EVERY 25' FEET OF FRONTAGE;
 OR 1 MEDIUM OR LARGE TREE FOR EVERY 50' OF FRONTAGE
 (IN ADDITION TO REQUIRED STREET TREES)
 WILL MEET REQUIREMENT
 10% - 20% HARDSCAPE, WITH THE REMAINDER EITHER LANDSCAPE OR TURF

SUBURBAN STANDARD
 TREE LAWN
 TREE LAWN
 40' - 60' ON CENTER
 50' ON CENTER

PARK, NATURAL AREA
 PARK/POOL NATURAL AREA
 15%
 ONE LARGE/MEDIUM TREE FOR EVERY 40' OF STREET FRONTAGE
 TO RELATE THE PARK TO THE PUBLIC REALM, PLUS OTHER
 LANDSCAPE TO SUPPORT THE OVERALL PARK DESIGN

ONE LARGE/MEDIUM TREE FOR EVERY 40' OF STREET FRONTAGE TO
 RELATE THE PARK TO THE PUBLIC REALM, PLUS OTHER

SINGLE FAMILY LANDSCAPE DATA:

GENERAL DATA
 SUBURBAN DETACHED SINGLE FAMILY NUMBER OF LOTS 118 LOTS

17.08.030 LA DESIGN STANDARDS TABLE 8-1 LANDSCAPE REQ.
 FRONTAGE LANDSCAPE REQUIRED
 FOUNDATION LANDSCAPE REQUIRED
 BUFFER LANDSCAPE REQUIRED
 CIVIC OR OPEN SPACE LANDSCAPE REQUIRED
 OTHER OPEN AREAS LANDSCAPE REQUIRED
 OTHER OPEN AREAS LANDSCAPE PROVIDED

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

STREET DESIGN DATA FOR SUBURBAN SINGLE FAMILY
 17.04.010 STREET NETWORKS AND STREET DESIGN
 TYPE
 PLANTING TYPE PER CODE
 PLANTING TYPE PROPOSED
 TREE SPACING PER CODE
 TREE SPACING PROPOSED

OPEN SPACE DATA
 17.04.020 OPEN AND CIVIC SPACE SYSTEMS
 PREFERRED TYPES PER CODE
 TYPE PROPOSED
 OPEN SPACE MINIMUM REQUIRED BY SECTION D OF CODE
 OPEN SPACE PROPOSED
 POOL/PARK TRACT PART OF C LANDSCAPE REQUIRED

POOL/PARK TRACT E, LANDSCAPE PROPOSED

NATURAL AREA/DETENTION TRACTS A, D LANDSCAPE REQUIRED

SEE BELOW
 NONE
 NONE PER TABLE 8-2 BUFFER PLANTING REQUIREMENTS
 SEE BELOW
 1 TREE PER 10,000 S.F. AND 1 SHRUB PER 5,000 S.F. AND LAWN
 1 TREE PER 10,000 S.F. AND NATIVE VEGETATION
 (DEVIATION REQUESTED FOR NOT INSTALLING SHRUBS)

SUBURBAN YARD-NEIGHBORHOOD YARD
 SUBURBAN YARD

SUBURBAN
 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)
 1 TREE PER LOT
 0% - 40% HARDSCAPE, WITH THE REMAINDER EITHER LANDSCAPE OR TURF

SUBURBAN STANDARD
 TREE LAWN
 TREE LAWN
 40' - 60' ON CENTER
 40' - 60' ON CENTER

PARK, NATURAL AREA
 PARK/POOL NATURAL AREA
 10%
 10%
 ONE LARGE/MEDIUM TREE FOR EVERY 40' OF STREET FRONTAGE
 TO RELATE THE PARK TO THE PUBLIC REALM, PLUS OTHER
 LANDSCAPE TO SUPPORT THE OVERALL PARK DESIGN

ONE LARGE/MEDIUM TREE FOR EVERY 40' OF STREET FRONTAGE TO
 RELATE THE PARK TO THE PUBLIC REALM, PLUS OTHER

PRESERVATION OR ENHANCEMENT OF NATURAL LANDSCAPE

LANDSCAPE DATA:

CHAPTER 17.04 SUBDIVISION STANDARDS
 17.04.010 STREET NETWORKS AND STREET DESIGN
 GARDNER ROAD

TYPE
 CLASSIFICATION
 PLANTING TYPE PER CODE
 PLANTING TYPE PROPOSED
 TREE SPACING PER CODE
 TREE SPACING PROPOSED
 TREE QUANTITY REQUIRED PER CODE(859/50=17 PER SIDE)
 TREE QUANTITY PROVIDED
 STREET TREE LOCATION PER CODE
 STREET TREE LOCATION PROPOSED

BUFFERS TABLE 8-2
 TYPE REQUIRED BY CODE(R-3 ADJ. TO R-1)
 BUFFER LENGTH
 TREES REQUIRED(1 LARGE TREE PER 50' FEET OF FRONTAGE)
 TREES PROVIDED
 SHRUBS REQUIRED(1 SHRUB PER 10' OF FRONTAGE)
 SHRUBS PROVIDED

17.04.020 CIVIC/OPEN SPACE LANDSCAPE
 PLANNING CONTEXT (17.040.020.D)
 OPEN SPACE TYPES PREFERRED PER CODE
 OPEN SPACE TYPE PROPOSED
 TREES REQUIRED PER CODE

17.08.030 C TREE DIVERSITY
 SPECIES DIVERSITY REQUIRED BY CODE

SPECIES DIVERSITY PROVIDED

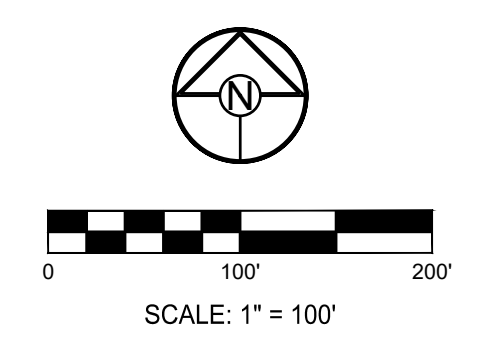
ARTERIAL
 STANDARD
 TREE LAWN
 TREE LAWN
 40'-60' ON CENTER
 1 PER 50'
 17 TREES
 17 TREES(TO BE INSTALLED WHEN ROAD IS CONSTRUCTED)
 BETWEEN THE CURB AND SIDEWALK
 BETWEEN THE CURB AND SIDEWALK AS REQUIRED BY CITY STAFF

TYPE 2
 945.26'
 19 TREES
 19 TREES
 95 SHRUBS
 95 SHRUBS

SUBURBAN
 PARK, TRAIL/GREENWAY, GREEN
 PRIVATE PARK
 1 TREE PER 40' STREET FRONTAGE

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

SHADE TREES	
GTS	138 EA. Gleditsia tricanthos v. inermis 'Shademaker' Shadmaster Honeylocust 2.5" Cal. B&B
QRC	5 EA. Quercus robur 'Crimson Spire' Crimson Spire Oak 2.5" Cal. B&B
QS	25 EA. Quercus shumardii Shumard Oak 2.5" Cal. B&B
TTS	156 EA. Tilia tomentosa 'Sterling' Sterling Silver Linden 2.5" Cal. B&B
UXF	81 EA. Ulmus x Frontier Frontier Elm 2.5" Cal. B&B
ORNAMENTAL TREES	
AGA	28 EA. Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry 1.5" Cal. & 8' ht. B&B
AC	18 EA. Amelanchier canadensis Shadblow Serviceberry 1.5" Cal. & 8' ht. B&B
MRR	42 EA. Malus sp. 'Royal Raindrops' Royal Raindrops Crabapple 1.5" Cal. & 8' ht. B&B
SHRUBS	
SPM	35 EA. Syringa patula 'Miss Kim' Miss Kim Lilac 5 gal. Cont.
VCK	60 EA. Viburnum carlesii 'Korean Spice' Koreanspice Viburnum 5 gal. Cont.



SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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 WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:
 SCHLAGEL & ASSOCIATES, P.A.

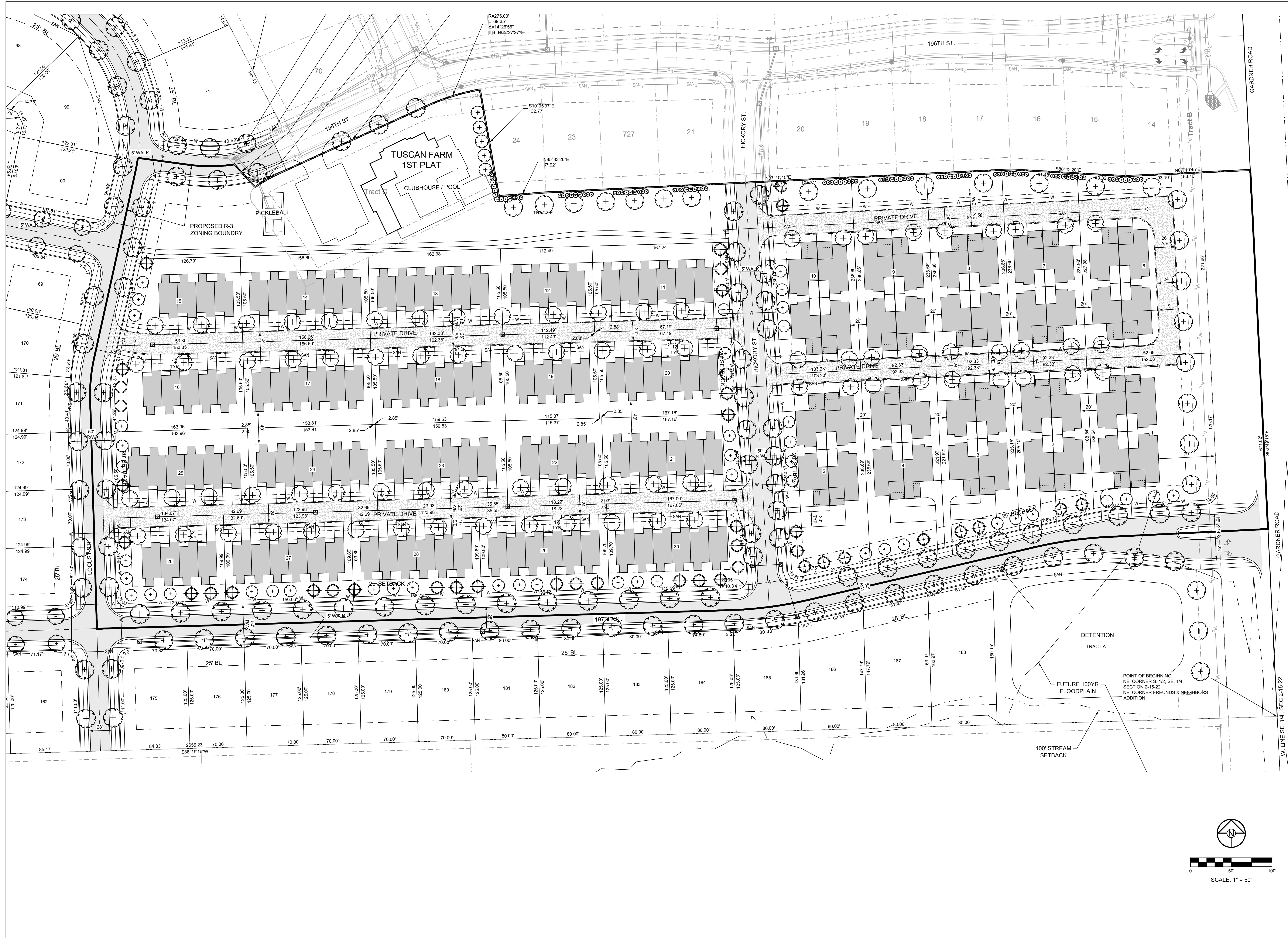
**TUSCAN FARM
 PRELIMINARY PLAN & PLAT
 197TH STREET AND GARDNER ROAD
 GARDNER, KANSAS**

REVISION DATE	DESCRIPTION

DRAWN BY: JAB
 CHECKED BY: JLL
 DATE PREPARED: 2024 05 06
 PROJ. NUMBER: 24-033

PRELIMINARY LANDSCAPE PLAN

SHEET
L1.0



**TUSCAN FARM
 PRELIMINARY PLAN & PLAT
 197TH STREET AND GARDNER ROAD
 GARDNER, KANSAS**

REVISION DATE	DESCRIPTION

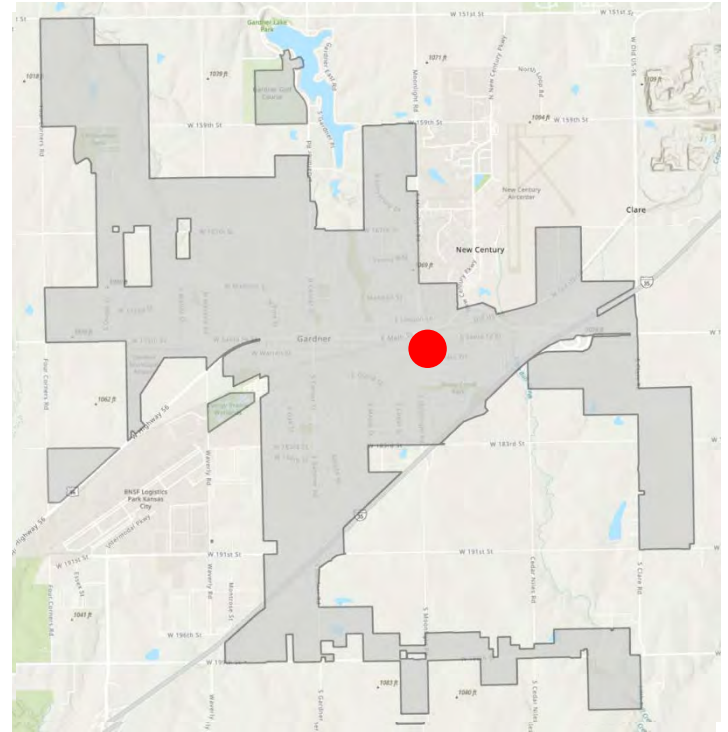
DRAWN BY:	JAB
CHECKED BY:	JLL
DATE PREPARED:	2024.05.06
PROJ. NUMBER:	24-033

PRELIMINARY
 LANDSCAPE
 PLAN R-3

SHEET
L1.1

Project Name: Sam's Car Lot

PROJECT NUMBER	24-304-04
REQUEST	REZONING, PRELIMINARY DEV PLAN, FINAL DEV PLAN
APPLICANT	KHALID BANDAY, KAM DESIGN GROUP LLC
OWNER	SAMED QARINI
PARCEL ID	CF231430-1015



Executive Summary

PRESENT ZONING:	CP-3
PROPOSED ZONING:	CP-3
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	AUTOMOBILE DETAILING AND USED CAR SALES
TOTAL SITE AREA:	1.27
EXISTING LOT #:	1
PROPOSED LOT #:	1
PROP BUILDING TYPE:	GENERAL COMMERCIAL



Staff Recommendation

Staff recommends the Planning Commission recommend approval of application 23-302-05, a Rezoning, Preliminary Development Plan, Final Development Plan and Final Plat with conditions in the recommended motion.

Context:

Background/History

Prior to annexation into the City of Gardner in 1978 (Ordinance 1334), this property was zoned for retail business uses in 1971 and 1973, and a mobile home park in 1973 by the Gardner Township Zoning Board as part of Johnson County Government. In approximately 1982, a portion of the property was rezoned to R-2 (Two-Family Residential district) but was not developed.

A portion of the property was zoned to the R-2 and R-M zoning designation before Warren Street was constructed. It was anticipated the mobile home park would have expanded to the north adjacent to a future planned road. However, that expansion never materialized and Warren Street was constructed to the current layout in 2009/2010 (to accommodate the widening of Moonlight Road with a center median).

In 2019, the property was rezoned from R-2 and C-3 to CP-3 as part of the Gardner Business Center. Lot 1 of the development was built shortly after, lots 2, 3, and 4 have been vacant since then.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
CP-3 (Planned Heavy Commercial) District	Music School Facility, Vacant Land
East of Subject Property	
C-3 (Heavy Commercial District)	Animal Care Facility
South of Subject Property	
CP-3 (Planned Heavy Commercial) District	Commercial Business Center, Vacant Land
West of Subject Property	
C-3 (Heavy Commercial District)	Gas Station

Utilities / Infrastructure

There are utilities and infrastructure surrounding the lot.

New Century Air Center

The subject property is within the New Century Aircenter Airport Interest Area and within 1 mile of airport owned property and will need to obtain approval from the Johnson County Airport Commission and the Johnson County Board of County Commissioners.

Review Criteria

Preliminary Plat (LDC Section 17.03.030 D.)

- a. The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
- b. Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
- c. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

- d. Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
- e. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
- f. The design does not impede the construction of anticipated or planned future public infrastructure within the area.
- g. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Final Plat (LDC Section 17.03.030 E.)

- 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.
- 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.
- c. The phasing and timing of public improvements ensures construction and performance guarantees.
- 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.
- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Zoning Map Amendment (LDC Section 17.03.030 B.)

1. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; and the operation and uses of land and buildings;
2. The zoning and use of properties nearby, and the compatibility with potential uses in the proposed district with these zoning districts;
3. The suitability of the subject property for the uses to which it has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to economic development, public health, safety and welfare by the current restrictions on the applicant's property as compared to the hardship imposed by such restrictions upon the property;
7. The recommendations of professional staff;
8. The conformance of the requested change to the Comprehensive Plan, and in particular the relationship of the intent statement for the proposed district and how the specific application furthers that intent statement in relation to the Comprehensive Plan;
9. The extent to which the proposed use would adversely affect the capacity or safety of any utilities, infrastructure or public services serving the vicinity; and
10. Other factors relevant to a particular proposed amendment or other factors which support other adopted policies of the City.

Preliminary Development Plan (LDC Section 17.03.040 C.)

1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Comprehensive Plan, and based upon generally accepted planning and design practice.
2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant.

3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Comprehensive Plan and any specific plans to the area.
5. The plan meets all of the review criteria for a zoning map amendment.

Final Development Plan (LDC Section 17.03.040 C.)

1. In general, any final development plan in compliance with all requirements of this Code shall be approved.
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.
 - b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design 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.
 - 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.
 - e. Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
3. The application meets the criteria for all other reviews needed to build the project as proposed.
4. The recommendations of professional staff.
5. The final development plan is in substantial compliance with the approved preliminary development plan.

Staff Findings

It was determined that the proposed use was different enough from the Gardner Business Center to require a revised preliminary development plan. All the zoning map amendment criteria have been met. Since the revised preliminary plan and final development plan were submitted concurrently, the plans act as both. The plans are in general compliance with the requirements of the Code with the exception of the standards for the deviations outlined below.

Deviations

1. 17.08.030 (A.) Site and Landscape Standards

Standard: 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: Relocate required plantings on site.

Applicant Response: We have provided two green island totaling to 28.8 linear feet (33.5%) of building frontage.

Staff Comment: *The applicant has proposed additional landscaping islands in front of the sidewalk. Staff recommends approval of the deviation.*

2. 17.07.040 Specific Building Type Standards Rear Setback

Standard: Rear setback 25' min.

Proposed: 11'

Applicant Response: Please be advised we would like to request a deviation for 14 feet.

Staff Comment: *Directly south of the proposed building is an accessory building used by the business center for parking. Staff does not believe the reduced rear setback will negatively impact the adjacent property and recommends approval of the deviation.*

Potential 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.

Recommended Motions

Rezoning and Associated Preliminary Development Plan and Preliminary Plat

After review of application 24-304-04 a rezoning for 1.27 acres located on the south side of E Santa Fe St approximately 300' east of Moonlight Rd and associated Preliminary Development Plan and Preliminary Plat for Sam's Car Lot, and staff report dated June 18, 2024, the Planning Commission recommends the Governing Body approve the applications, subject to the following condition:

1. The applications shall be reviewed and approved by the Johnson County Airport Commission and Board of County Commissioners prior to the release of the plat for recording.

Final Development Plan and Final Plat

After review of application 24-304-04 Final Development Plan for Sam's Car Lot, and staff report dated June 18, 2024, the Planning Commission approves the applications as proposed and recommends the Governing Body accept the dedication of right-of-way and easements, subject to the following conditions:

1. Governing Body approval of application 24-304-04 rezoning and associated Preliminary Development Plan and plat for Sam's Car Lot with the recommended conditions;
2. Approval of deviations as presented in the staff report.
3. All taxes/fees shall be paid prior to the release of the plat for recording; and
4. The applications shall be reviewed and approved by the Johnson County Airport Commission and Board of County Commissioners prior to the release of the plat for recording.

Attachments

1. Final Development Plan
2. Final Plat

SAM'S CAR LOT

REZONING, PRELIMINARY AND FINAL DEVELOPMENT PLAN, AND FINAL PLAT APPLICATION

925 E SANTA FE GARDNER, KANSAS



LOCATION PLAN

DEVELOPMENT DETAILS:

NEW BUILDING AREA	3,825 SF
ASPHALT PARKING AREA	29,449 SF
TOTAL IMPERVIOUS AREA	33,274 SF
IMPERIOUS AREA PER APPROVED DEVELOPMENT PLAN	32,769 SF
INCREASE IN IMPERVIOUS AREA	505 SF (1.5%)



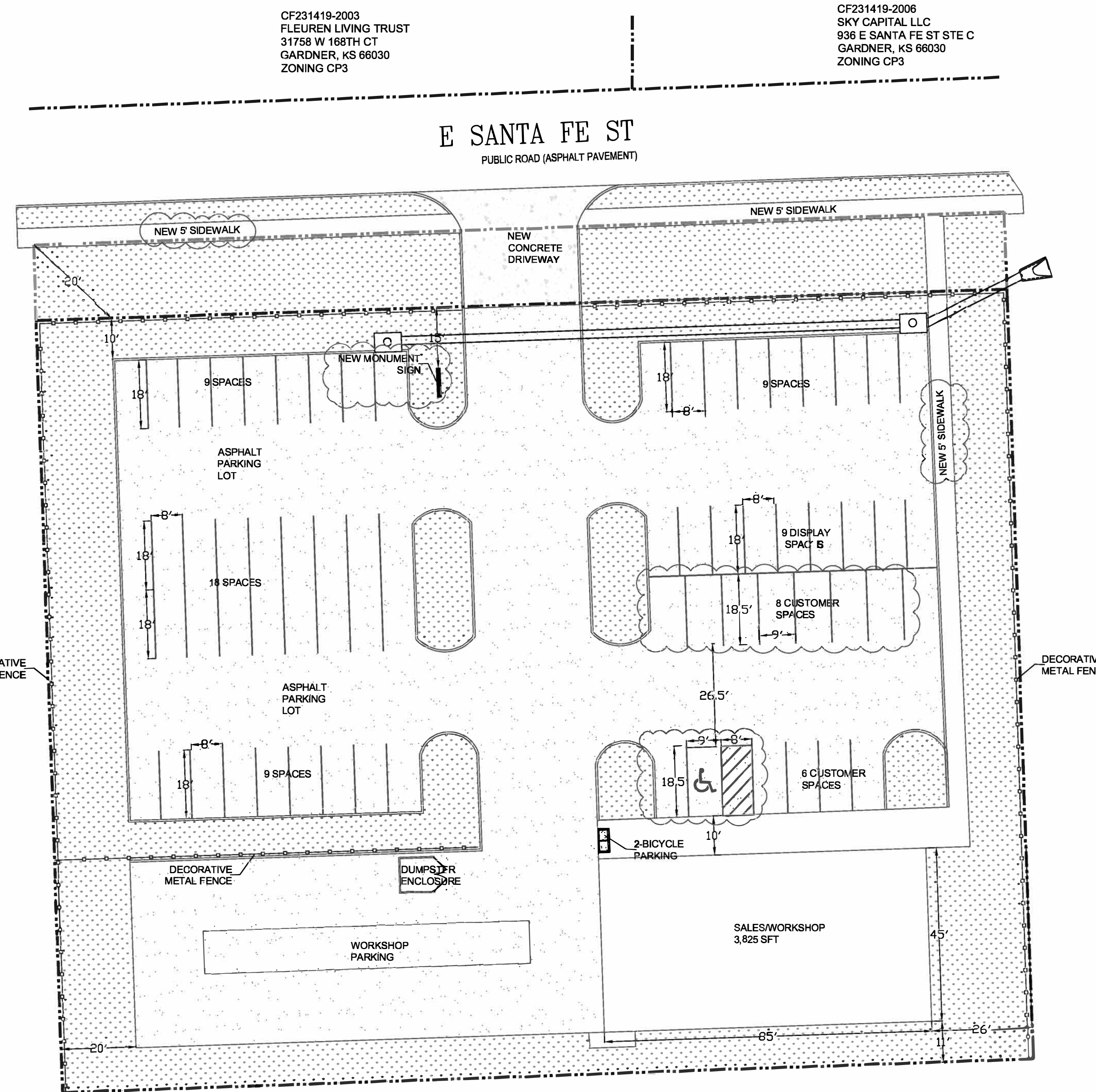
VICINITY MAP
SCALE 1" = 200'

LEGAL DESCRIPTION

PART OF THE NW 1/4 OF SECTION 30, T14S, R23E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 30, T14S, R23E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS; THENCE N 90°00'00" E, ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 492.00 FEET; THENCE S 00°01'00" E, PARALLEL WITH THE WEST LINE OF SAID NW 1/4, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST SANTA FE STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 00°01'00" E, PARALLEL WITH THE WEST LINE OF SAID NW 1/4 AND ALONG THE WEST LINE OF LOT 1, SANTA FE COURT, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, AND ITS EXTENSION THEREOF, A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF LOT 1, GARDNER BUSINESS CENTER, 1ST PLAT, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS; THENCE N 90°00'00" W ALONG THE NORTH LINE OF SAID LOT 1, GARDNER BUSINESS CENTER, 1ST PLAT, AND ALONG THE NORTH LINE OF LOT 2, GARDNER BUSINESS CENTER, 2ND PLAT, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, A DISTANCE OF 252.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, KEN'S EXPRESS, A SUBDIVISION IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS; THENCE N 00°01'00" W ALONG THE EAST LINE OF SAID LOT 1, KEN'S EXPRESS, AND ITS EXTENSION THEREOF, A DISTANCE OF 220.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST SANTA FE STREET; THENCE N 90°00'00" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST SANTA FE STREET, A DISTANCE OF 252.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.273 ACRES MORE OR LESS.

PARKING REQUIREMENTS

BUILDING @ 3SPACES/1000 SF 12 SPACES
PROVIDED 12 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE



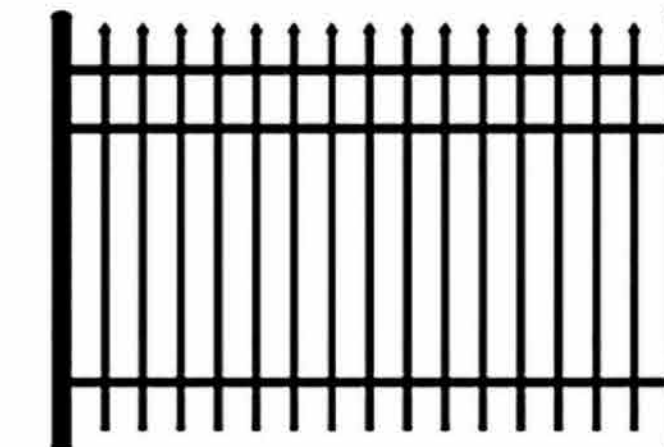
CP28650000 0002
MOONLIGHT HOLDINGS LLC
820 E WARREN ST
GARDNER, KS 66030
ZONING CP3

CP28650000 0001
MOONLIGHT HOLDINGS LLC
920 E WARREN ST
GARDNER, KS 66030
ZONING CP3

LEGEND

- CONCRETE SURFACE
- ASPHALT SURFACE
- GRASS COVER
- ACCESSIBLE PARKING SIGN
- NEW PARKING LIGHT POLE
- BUILDING OUTLINE
- PROPERTY LINE
- FIRE HYDRANT
- STEEL ORNAMENTAL FENCE

SITE PLAN



ORNAMENTAL FENCE

APPLICATION INFORMATION

EXISTING ZONING	CP-3, M-P
PROPOSED ZONING	NO CHANGE
TOTAL LAND	1.27 ACRES
LAND AREA FOR EXISTING & PROPOSED STREET RIGHT-OF-WAY	NONE
NET LAND AREA OR ACRES	1.27 ACRES
PROPOSED USE	CAR LOT WITH REPAIRS WORKSHOP

OWNERS:

APM 2 LLC
PO BOX 22704
KANSAS CITY, MO 64113

DESIGNED BY:

GERALD W MENEFFEE, P.E.
KAM DESIGN GROUP LLC
9000 E BANNISTER ROAD, SUITE 100
KANSAS CITY, MO-64134
(816) 797-2065
kamdesign@aol.com

DEVELOPER

MPS CONTRACTING LLC
14926 BENSON STREET
OVERLAND PARK, KS 66221

CP76400000 0001
EEM HOLDINGS, LLC
945 E SANTA FE ST
GARDNER, KS 66030
ZONING C3

LIST OF DRAWINGS

No.	Description
SHEET 1	SITE PLAN
SHEET 2	FLOOR PLAN & ELEVATIONS
SHEET 3	EROSION CONTROL PLAN
SHEET 4	GRADING PLAN
SHEET 5	LANDSCAPING PLAN
SHEET 6	UTILITY PLAN
SHEET 7	PARKING LOT PHOTO METRIC PLAN
SHEET 8	SURVEY SHEET

No.	Description	Date
REV 1	SUBMITTED FOR OWNER APPROVAL	04/19/2024
REV 2	REVISED PER CITY COMMENTS	06/03/2024

INNOVATIVE DESIGN & RENOVATION
8011 PASEO BLVD, UNIT #201
KANSAS CITY, MISSOURI 64131
(816) 797-2065
(816) 531-2221



SAM'S CAR LOT
REZONING, PRELIMINARY AND FINAL DEVELOPMENT
PLAN, AND FINAL PLAT APPLICATION

925 E SANTA FE
GARDNER, KANSAS

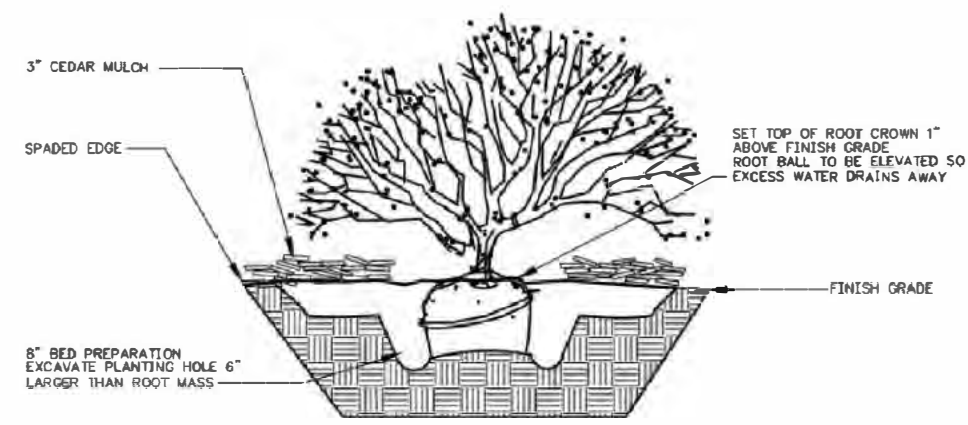
SITE PLAN

Project number	2023-128
Drawn by	KRB
Checked by	DWH

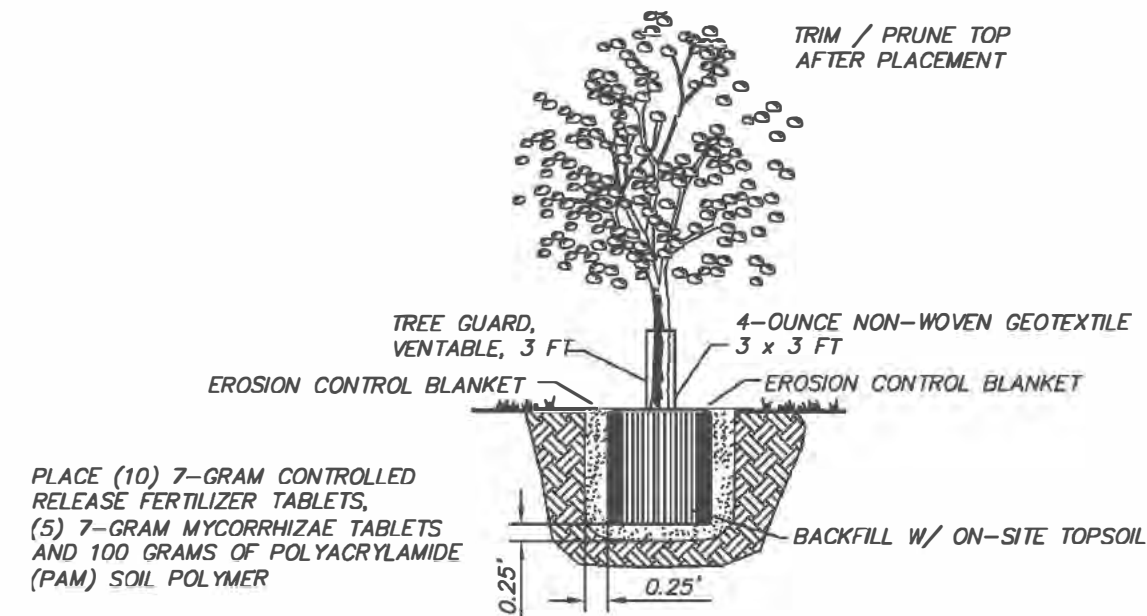
SHEET 1

GENERAL NOTES:

1. THE LANDSCAPING AREA SHALL BE INSTALLED WITH BUILT IN IRRIGATION SYSTEM.
2. ANY DAMAGES TO CURB AND SIDEWALK IN PUBLIC RIGHT OF WAY SHALL BE REPAIRED PER CITY STANDARD DETAIL AND SPECIFICATIONS.
3. THE TRASH ENCLOSURE STRUCTURE SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS FOR THE MAIN BUILDING.
4. THE GAS METER AREA SHALL BE SCREENED WITH SHRUBS. THE ELECTRICAL METER AND SWITCHGEAR SHALL BE SCREENED WITH ENCLOSURE MATCHING THE BUILDING EXTERIOR.
5. 6 TREES SHALL BE PLANTED ALONG THE PUBLIC RIGHT OF WAY AND SHALL HAVE 3" DIAMETER BED AROUND EACH TREE FOR MULCH.



TYPICAL SHRUB PLANTING
N78



TYPICAL APM TREE PLANTING DETAIL

NOTE: STAKING IS NOT REQUIRED. INSTALL CONTAINERIZED PLANTINGS AFTER INSTALLATION OF EROSION CONTROL BLANKET
APM DENOTES AIR PRUNE METHOD OF TREE AND SHRUB PRODUCTION

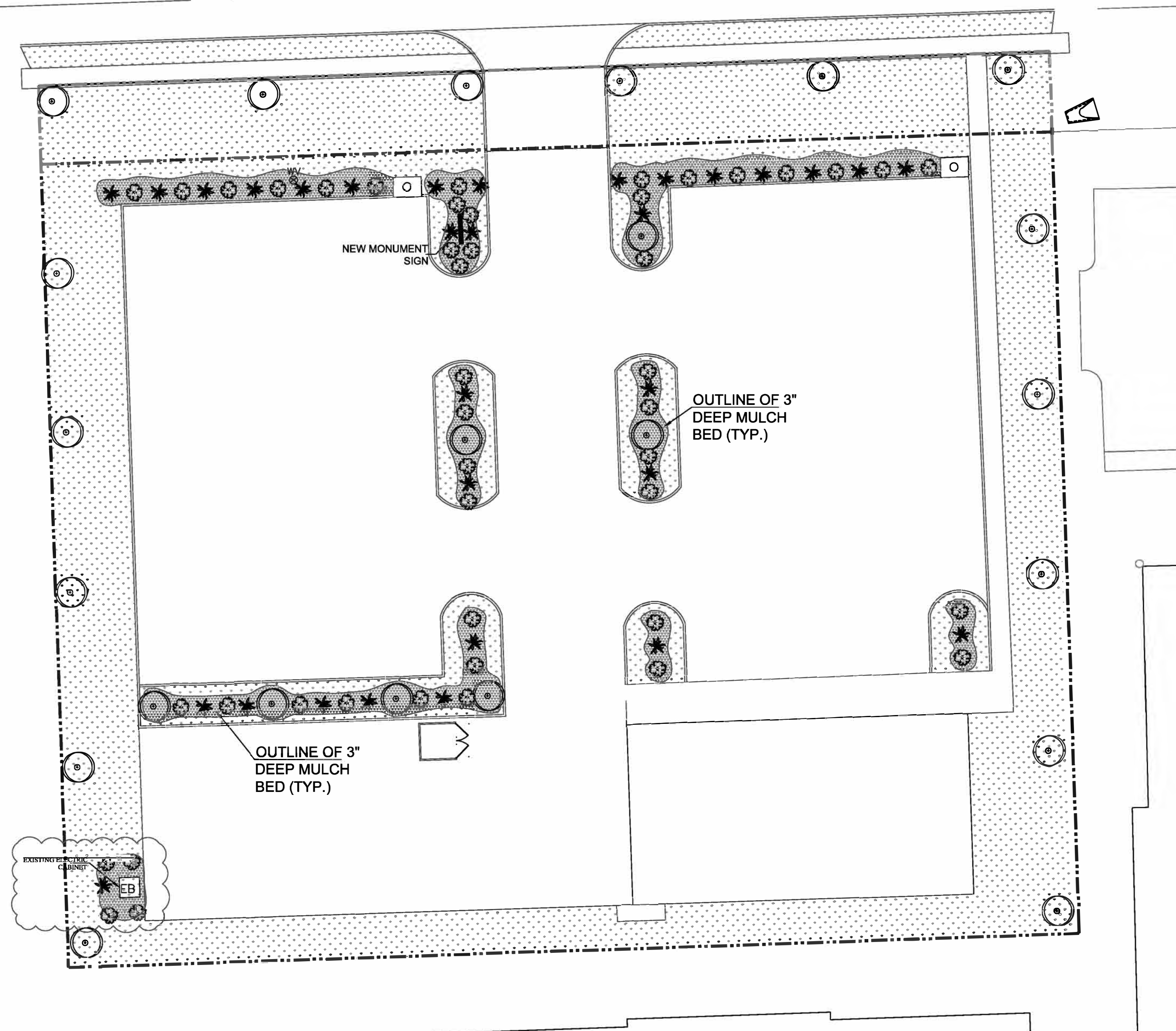
REQUIRED NUMBER OF PLANT

STREET FRONTAGE	9 TREES	14 SHRUBS
BUILDING FOUNDATION	7 TREES	4 SHRUBS
FOR PARKING SPACES	2 TREES	8 SHRUBS
FOR OPEN SPACE	4 TREES	
TOTAL REQUIRED	22 TREES	26 SHRUBS
PROVIDED	24 TREES	81 SHRUBS

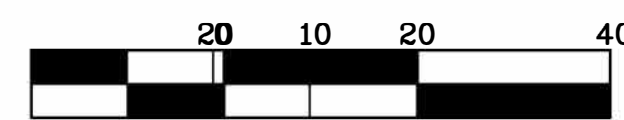
PLANT LIST

REQUIRED PROVIDE NOS.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
SHADE TREES				
11	SHM	SHANTUNG MAPLE	ACER TRUNCATUM	2.5" CAL
11	BDC	BALD CYPRESS	TAXODIUM DISTICHUM	2.5" CAL.
EVERGREEN SHRUBS				
14	BOX	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	3 GAL. CONTAINER
14	WY	WARD'S YEW	TAXUS MEDIA 'WARDII'	3 GAL. CONTAINER

E SANTA FE ST



LANDSCAPING PLAN



LEGEND

- SHANTUNG MAPLE/
BALD CYPRESS
- WARD'S YEW SHRUB
- GREEN VELVET BOXWOOD
SHRUB PLANTINGS
- BUILDING OUTLINE
- PROPERTY LINE

LANDSCAPING NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK', ANSI Z60.1. AND CITY OF GARDNER NURSERY AND LANDSCAPE ASSOCIATION.
2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10: ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL SHRUB AND PLANT BEDS TO BE MULCHED WITH 3" DEPTH DARK HARDWOOD MULCH. AS AN ALTERNATE IN SHRUB BEDS, 2" DEEP SMOOTH RIVER ROCK OVER PERMEABLE WEED BARRIER FABRIC USED FOR WEED PREVENTION MAY BE INSTALLED INSTEAD OF HARDWOOD MULCH. HARDWOOD MULCH TO BE INSTALLED IN ALL ORNAMENTAL GRASS BEDS. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR, 1.5 TABLESPOONS PER GAL. OF WATER. AS A SUBSTITUTE, 19-8-10 GRANULAR FERTILIZER, .75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL., SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2x) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDED. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 3 POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. THE INSTALLATION OF ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF GARDNER, KS.
7. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
8. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHOROUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER, PERENNIAL OR ANNUAL PLANTINGS. PLANT BEDS TO BE "MOUNDED". ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS. MYKE PRO MYCCHORIZAE GRANULES TO BE ADDED TO ALL PLANTINGS PER MANUFACTURERS RECOMMENDATIONS.
9. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOUDS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
10. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND REQ'D INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
12. ANY SUBSTITUTIONS OF DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, OBTAINING AND INSTALLATION OF 'ALL' IRRIGATION COMPONENTS, SLEEVING, PIPE, METERS, PERMITS, CONNECTION AND CONTROL SYSTEMS. DESIGN DRAWINGS OF THE PROPOSED IRRIGATION SYSTEM SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EROSION CONTROL MAT TO BE NORTH AMERICAN SC 150-BN BIODEGRADABLE MAT OR EQUIVALENT.
15. ALL LAWN AREAS TO BE SODDED OR SEEDED WITH TURF TYPE TALL FESCUE BLEND IN LOCATIONS INDICATED ON PLANS. SEEDED LAWN TO BE HYDRO-SEEDED OR DRILLED. SOD AND SEED SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. LAWN SHALL BE TURF TYPE TALL FESCUE 3 WAY BLEND:

LAWN SEED MIX

TRI-STAR* QUICK TURF MIXTURE OR SIMILAR BLEND:

SEEDING RATE: 8 -10 LBS PER 1,000 SF

25% TITAN LTD FESCUE *TRI-STAR SEED COMPANY
25% FALCON IV TALL FESCUE SPRING HILL, KS 66083
25% 2ND MILLENNIUM TALL FESCUE 800-874-3308
25 % TURF PERENNIAL RYEGRASS



No.	Description	Date
1	SUBMITTED FOR OWNER APPROVAL	06/03/2024
REV 1	REVISED PER CITY COMMENTS	

KAM
Design Group LLC.
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

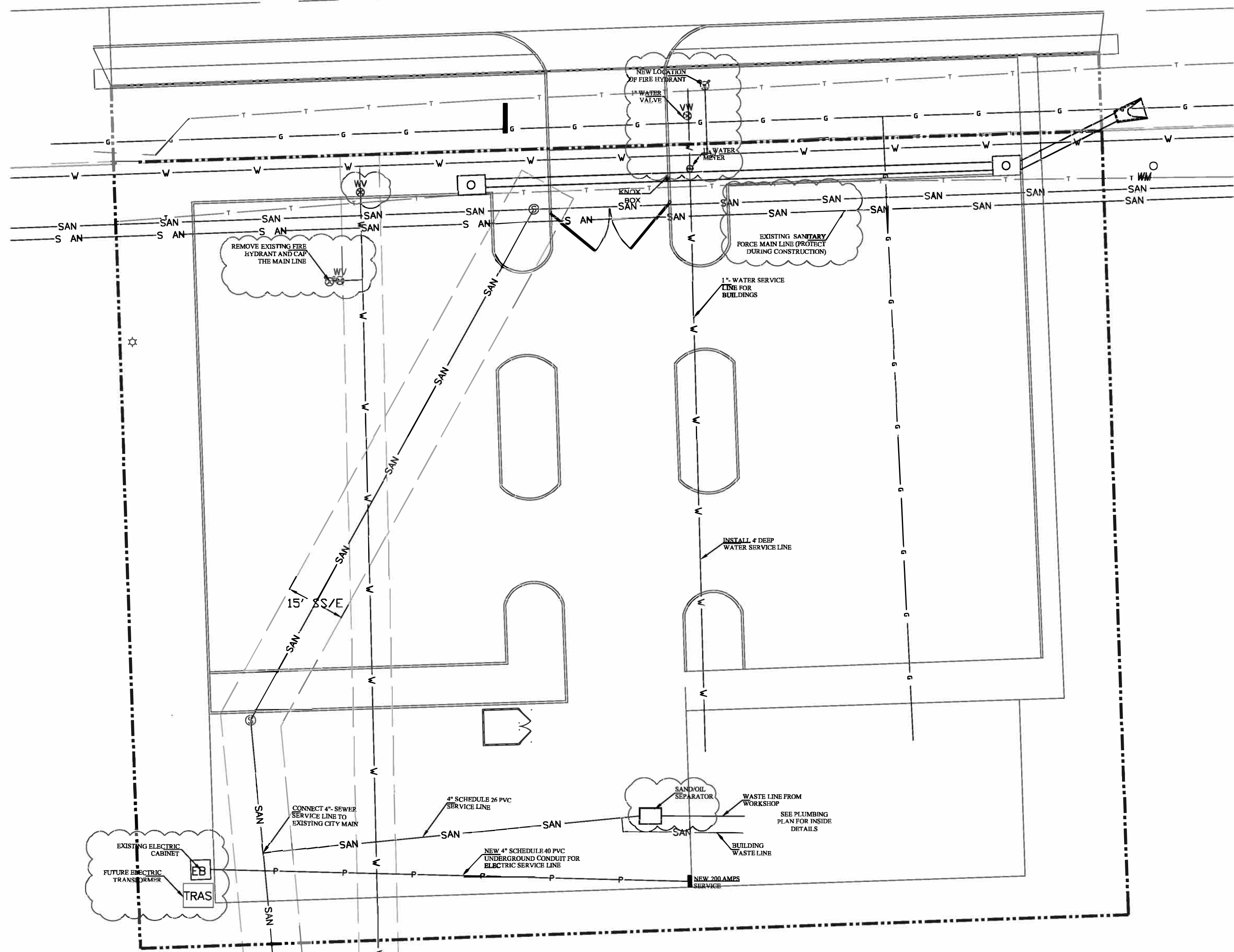
SAM'S CAR LOT
REZONING, PRELIMINARY AND FINAL DEVELOPMENT
PLAN, AND FINAL PLAT APPLICATION
925 E SANTA FE
GARDNER, KANSAS

LANDSCAPING PLAN

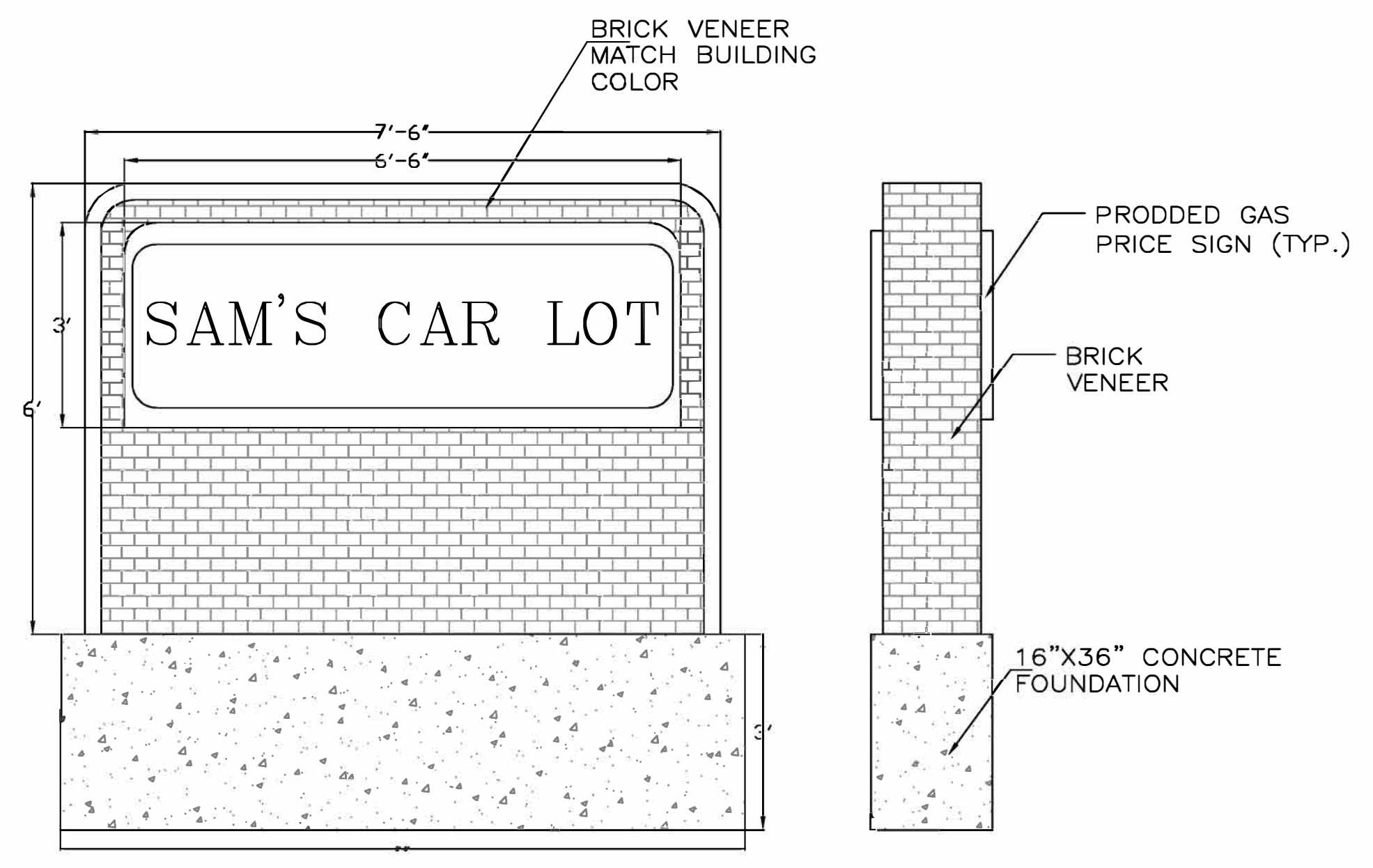
Project number	2023-128
Drawn by	KRB
Checked by	GWM

SHEET 5

E SANTA FE ST



UTILITY PLAN

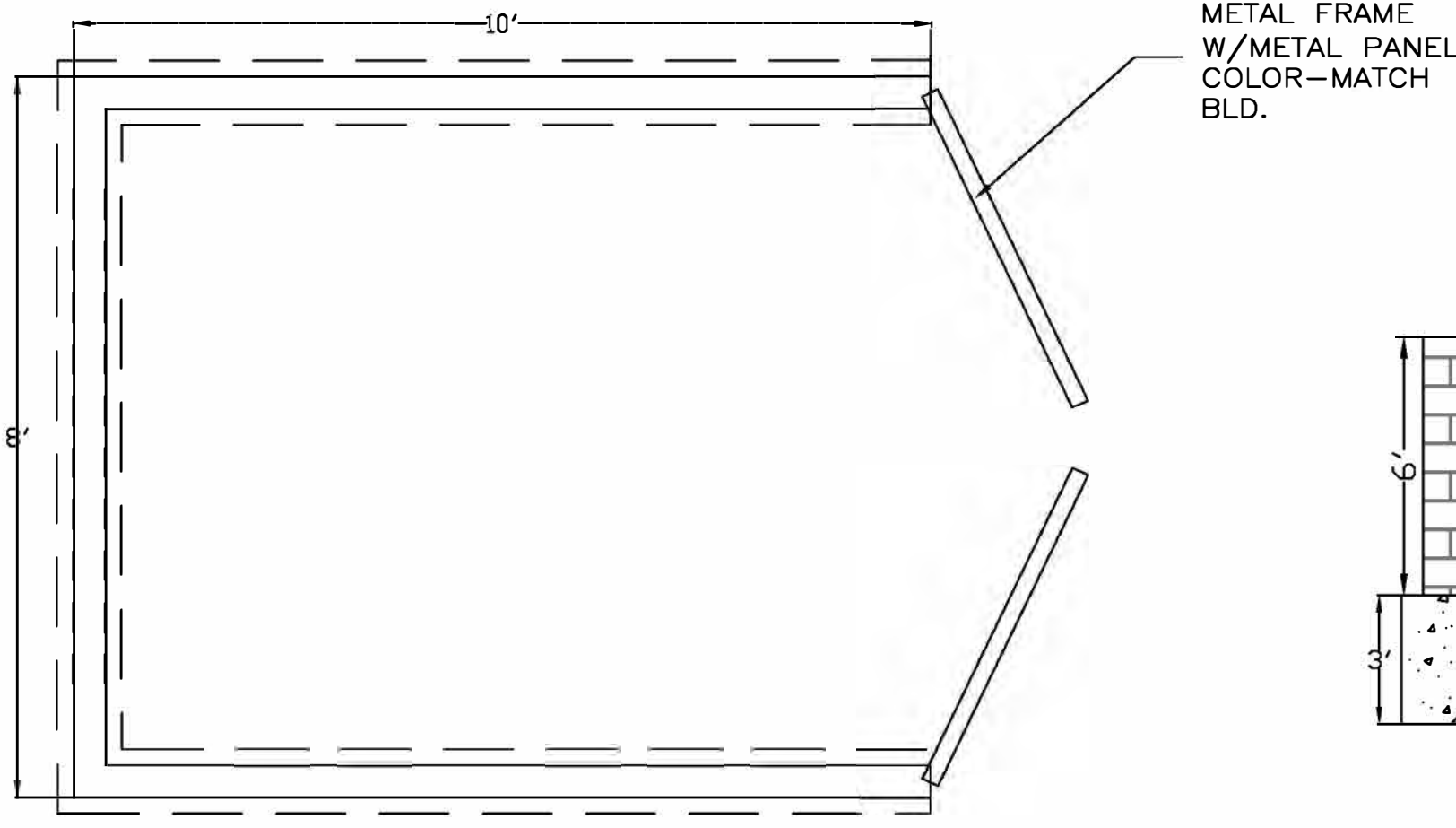


NEW MONUMENT SIGN

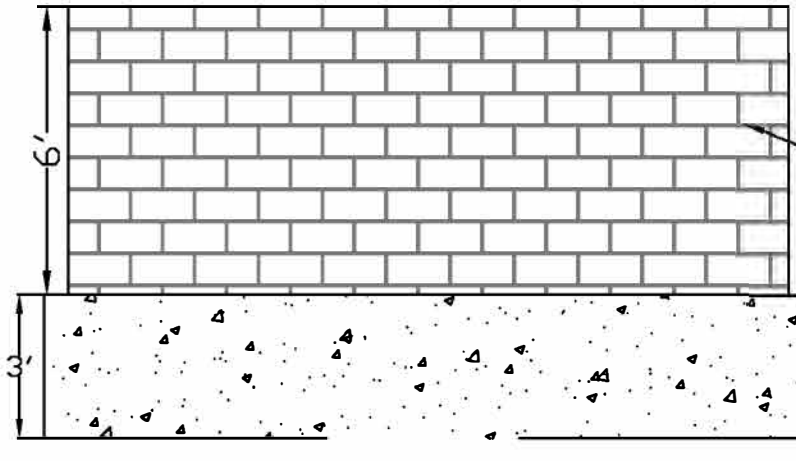
LEGEND

- BUILDING OUTLINE
- - - PROPERTY LINE
- WATER SERVICE LINE
- GAS SERVICE LINE
- SAN — SANITARY SERVICE LINE
- ELECTRICAL SERVICE LINE
- - - UNDERGROUND CONDUIT FOR LP'S

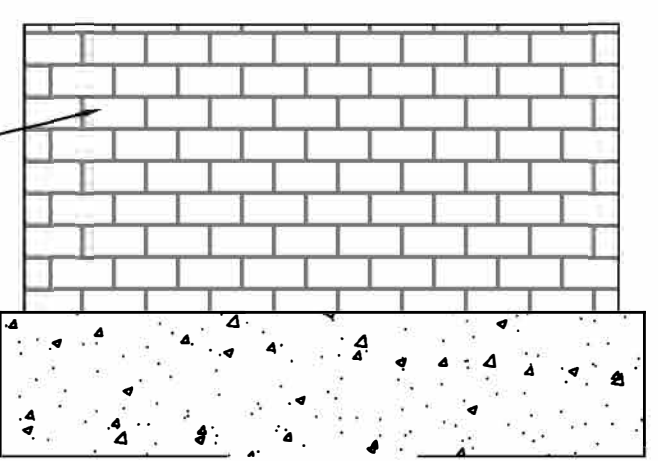
- GENERAL SANITARY NOTES:
1. PLANS AND SPECIFICATIONS MUST MEET ALL KDHE MINIMUM STANDARDS OF DESIGN OF WATER POLLUTION CONTROL FACILITIES.
 2. ALL SANITARY SEWER COMPONENTS SHALL MEET OR EXCEED THE CITY OF GARDNER DESIGN CRITERIA FOR SANITARY SEWERS AND APPURTENANCES AND STANDARDS DETAILS.
 3. ALL SANITARY SEWER AND WATER CROSSINGS SHALL MAINTAIN APPROPRIATE VERTICAL AND HORIZONTAL SEPARATIONS TO MEET CITY & KDHE STANDARDS.
 4. INSTALL CLEANOUTS EVERY 100' AND/OR WHERE BENDS ARE IN THE SANITARY SERVICE LINE.
 5. THE EXISTING MANHOLES TOP NEED TO BE ADJUSTED TO BRING THEM TO THE PROPOSED GRADE ELEVATION.



Trash Enclosure Plan



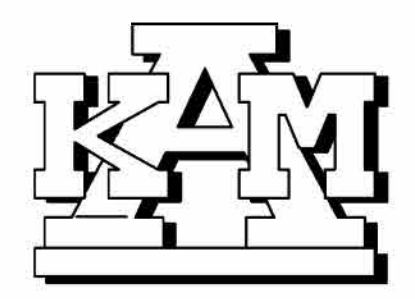
Side Elevation



Rear Elevation



No.	Description	Date
1	SUBMITTED FOR OWNER APPROVAL	06/03/2024
REV 1	REVISED PER CITY COMMENTS	



Design Group LLC.
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

SAM'S CAR LOT
 REZONING, PRELIMINARY AND FINAL DEVELOPMENT
 PLAN, AND FINAL PLAT APPLICATION
 925 E SANTA FE
 GARDNER, KANSAS

UTILITY PLAN

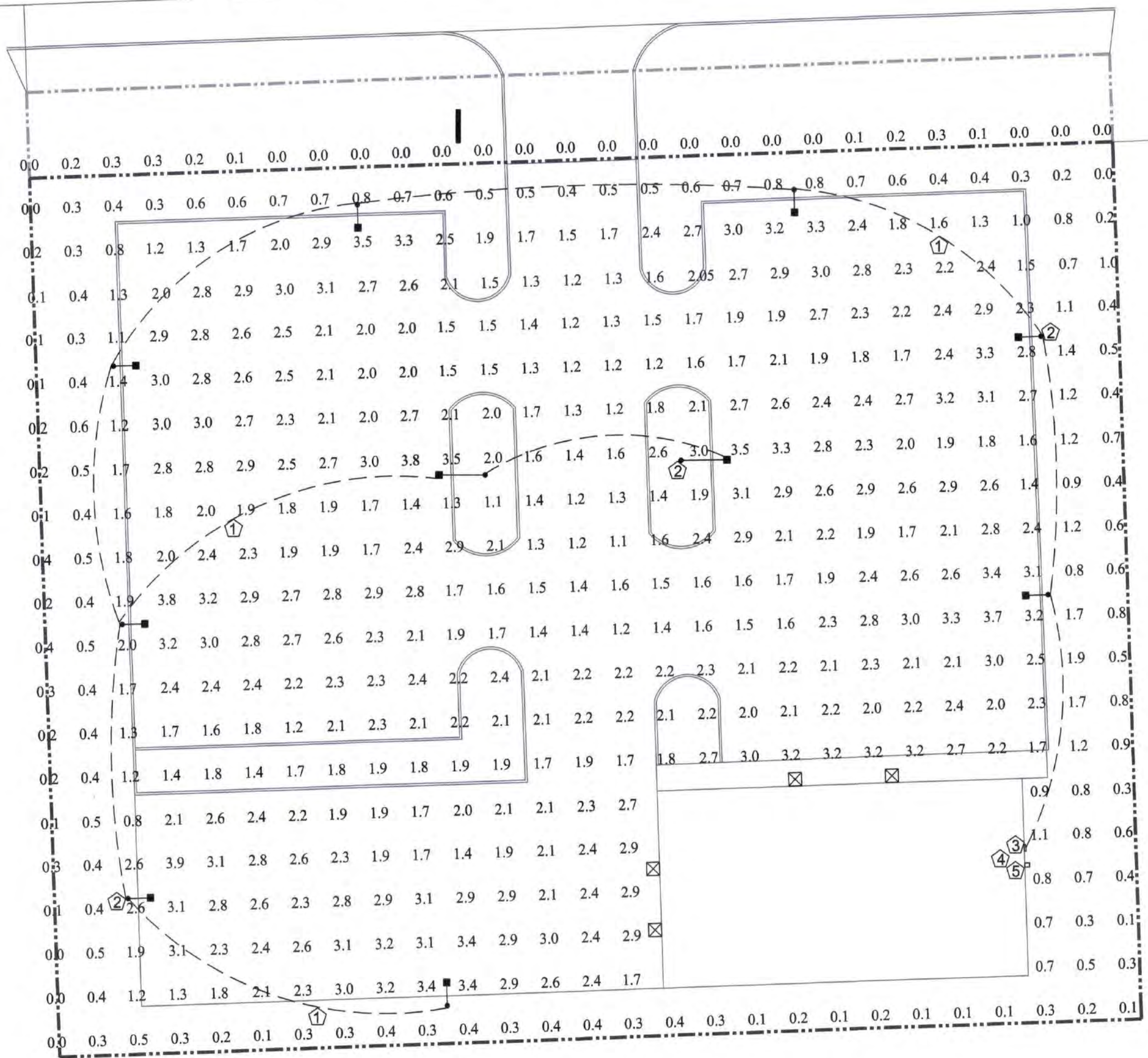
Project number	2023-128
Drawn by	KRB
Checked by	GWM

SHEET 6

GENERAL NOTES:

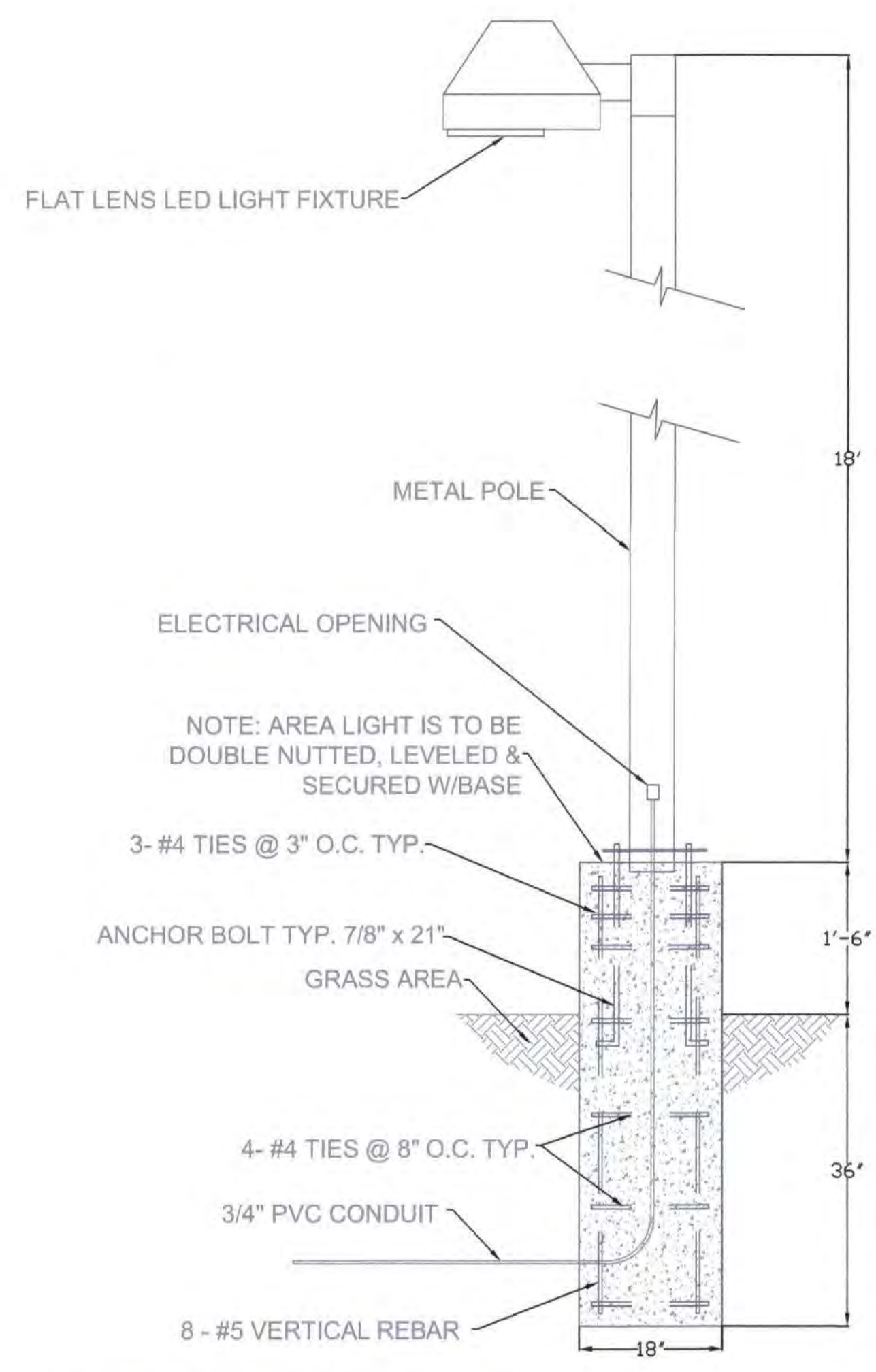
1. THE CONTRACTOR SHALL INSTALL 4 LIGHT POLES AS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL INSTALL NEW LIGHT FIXTURES ON ALL THESE POLES. IF WIRING TO ANY OF THESE POLES IS NOT FUNCTIONAL, INSTALL WIRING IN 3/4" PVC CONDUIT FOR POLE LOCATIONS.
2. TO COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES, NOTIFY MISSOURI ONE-CALL SYSTEM, INC. AT LEAST 48 HOURS PRIOR TO ANY DIGGING, TRENCHING, EXCAVATION, ETC.
3. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
4. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.
5. PROVIDE EQUIPMENT GROUNDING CONDUCTOR THROUGHOUT EACH BRANCH CIRCUIT. CONDUCTOR MAY NOT BE INDICATED GRAPHICALLY.
6. THE CONTRACTOR SHALL CONFIRM WITH HIS WIRING THAT NO CIRCUIT EXCEEDS 3328 VA.
7. IF WIRING DEVIATES SIGNIFICANTLY FROM THE LAYOUT ON THE PLANS, ACCOUNT FOR MORE VOLTAGE DROP BY INCREASE THE CONDUCTOR SIZE BY A FACTOR OF ONE SIZE.
8. ALL WIRING SHALL BE ALLOWED TO BE IN PVC CONDUIT WHERE NOT LOCATED BELOW A TRAFFIC DRIVE AREA. TRANSITION TO EMT AT ELBOW PRIOR TO GOING ABOVE GRADE. USE RIGID CONDUIT BELOW ALL TRAFFIC AREAS AND TRANSITION MATERIALS ACCORDINGLY.
9. COORDINATE ALL NEW PRIMARY SERVICE WORK, OUTAGES, PAD REQUIREMENTS, ETC. WITH KCP&L FOR EXACT INSTALLATION REQUIREMENTS.

E SANTA FE ST

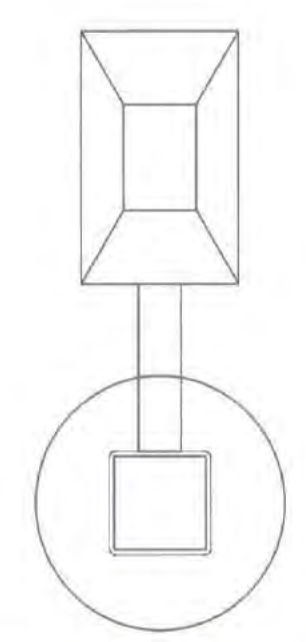


PLAN NOTES:

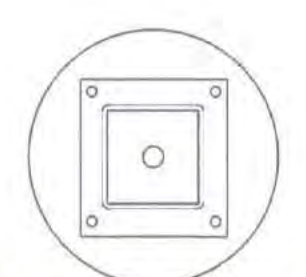
1. ROUTE 120V HOME RUN BELOW GRADE TO QUAZITE BOX SHOWN ON PLANS. ASSUMED VOLTAGE USED TO DETERMINE VOLTAGE DROP AND WIRE SIZES IS 120V, 1-PHASE.
2. PARKING LOT LIGHT WITH STEEL POLE LIGHT AND CONCRETE FOUNDATION. REFERENCE LIGHT FIXTURE SPECIFICATION THIS SHEET.
3. ASSUMED LOCATIONS OF CONDUIT ENTRY INTO BUILDING FOR SITE LIGHTING. REFER TO BUILDING ELECTRICAL ENGINEERING PLANS AND BUILDING ELECTRICAL ENGINEER FOR UPDATED LOCATIONS OF CONDUIT ROUTING INTO THE BUILDING.
4. LIGHTING CONTROLS AND CONNECTIONS, PROVISIONS FOR ELECTRICAL POWER, AND CONDUIT ROUTING INTO BUILDING ARE NOT INCLUDED WITHIN THE SCOPE OF THIS WORK. REFER TO BUILDING ELECTRICAL ENGINEER FOR MORE INFORMATION. NOTIFY ENGINEER IF ACTUAL LOCATION OF ELECTRICAL CONNECTION/CONTROL IS IN A SIGNIFICANTLY DIFFERENT AREA OF BUILDING.
5. PROVIDE QUAZITE BOX IN APPROXIMATE LOCATION FOR PULL POINT TO CONNECT WITH HOME RUNS FROM SITE LIGHTING.



LIGHT POLE SECTION / ELEVATION DETAIL
N.T.S.



SINGLE ARM POLE DETAIL
N.T.S.



BASE PLATE DETAIL
N.T.S.

SITE LIGHTING PHOTOMETRIC PLAN



LEGEND

- NEW LIGHT POLE
- CANOPY LIGHT
- ⊠ WALL MOUNTED LIGHT
- - - UNDERGROUND ELECTRIC

LIGHT FIXTURE SPECIFICATIONS:

MANUFACTURER	INNOVATIVE LIGHTING
LIGHT TYPE	LED LIGHT ENGINE
POWER	48 WATTS
TYPE	II
MODEL	EF2-U--28-3-N
INSTALLATION	POLE MOUNTED



No.	Description	Date
	SUBMITTED FOR OWNER APPROVAL	

KAM
Design Group LLC.
9000 E Bannister Road
Suite 100
Kansas City, Missouri 64134
(816) 797-2065

SAM'S CAR LOT
 REZONING, PRELIMINARY AND FINAL DEVELOPMENT
 PLAN, AND FINAL PLAT APPLICATION
 925 E SANTA FE
 GARDNER, KANSAS

Project number	2023-128
Drawn by	KRB
Checked by	GWM

SHEET 7