
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 July 22, 2024.
2. **Clare Crossing 24-304-08 Final Plat** – Located at the southeast corner of the intersection of 175th St. and Clare Rd.

Regular Agenda

1. **Tuscan Farm 24-304-03 *Withdrawn***
2. **Plaza South Lot 5 Sano Medical Office 24-304-05 Rezoning, Preliminary Development Plan & Final Development Plan (Public Hearing)** – Located at the northeast corner of the intersection of W 188th St. and Vivian St.

Discussion Items

Adjournment



Call to Order

The meeting of the Gardner Planning Commission was called to order at 7:00 pm on Monday July 22, 2024, by Chair Jueneman. Commissioners present: Austin Jueneman, Cleverson Souza, Robin Berg, Stacy Cooper, Adriana Meder, and Allen Vonderschmidt. Staff present: Community Development Director Dave Knopick, Principal Planner Robert Case, Planner Jesse Hunter, Administrative Assistant Jenny Steele-Gray and City Attorney Spencer Low. Commissioner Matt Combs was absent.

Pledge of Allegiance

Chair Jueneman led the Pledge of Allegiance.

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 June 24, 2024.

Motion made to approve the consent agenda. This has been added to the city's website.

Motion: Commissioner Cooper

Second: Commissioner Meder

Motion carries unanimously 6-0

Regular Agenda

1. **Tuscan Farms 24-304-03 Rezoning, Preliminary Development Plan, Preliminary Plat –**
The southwest corner at 196th St and Gardner Rd.

Staff Presentation

Jesse Hunter, Planner presented this item as a continuation from the June 24, 2024 Planning Commission meeting. Staff was directed to work with the applicant in regard to traffic, density, landscaping, and increasing privacy.

Since the June meeting, the applicant has submitted a revised preliminary development plan, which replaces the townhomes with 50' wide single-family lots. The building type is Detached House - Neighborhood. Staff is working with the application on building elevations, possible deviation requests, and addressing the traffic, density, landscaping, and privacy concerns. The change in building type requires revising the zoning from RP-3 to either RP-2 or PR-4, and therefore requires republishing the public notice. There was not sufficient time to meet the state statute deadline of newspaper publication 20 days prior to the Planning Commission meeting on July 22, 2024, leading to the continuation request.

Commission Discussion

Commissioner Meder wanted understanding on the changes will it be a new application or are we tabling this application.

Director Konpick answered at this time we will just table as we do not have enough information to decide what will have that we are tabling for now.

Motion:

The Planning Commission tables application 24-304-03, a Rezoning and associated Preliminary Development Plan and Preliminary Plat for Tuscan Farm to the August 26, 2024 Planning Commission meeting.

Motion: Commissioner Meder

Second: Commissioner Souza

Motion carries unanimously 6-0

2. University Park FDP-22-05 Extension Request – Located northwest of the intersection of 167th St and White Drive

Staff Presentation

Director Knopick explained the extension request for the previously approved plan. The request id for one year due to financing and interest rates.

Commissioner Meder asked for understanding on our code with the extension request.

Director Knopick confirmed that yes they are allowed a one-time one year extension for the final development plan and that the plat is on a different track.

Motion:

The Planning Commission approves the request for a year extension on the Final Development Plan (FDP-22-05) for the request of one year to expire on August 22, 2025.

Motion: Commissioner Meder

Second: Commissioner Berg

Motion carries 6-0

1. Symphony Farms 24-302-07 Preliminary Plat and Final Plat – Located on the east side of Kill Creek Rd, approximately 500 ft north of Mustang St.

Applicant Presentation

Jim Humbert President of Lifestyle Building Design, said that over the last five years since they took over that subdivision they have already developed 3 phases which consist of 170 lots and about 150 houses built.

Staff Presentation

Robert Case Principle Planner, presented the information in the staff report for Symphony Farms on the Preliminary (phase 7 & 8) and final plats (phase 7).

The proposed Preliminary Plat for Phase 7 and 8 is a 56 acre, 84 lot (8 tract) single-family Development. Phase 6 was approved by the Planning Commission on January 24, 2022.

Commission Discussion

Commissioner Meder wanted to be clear on item two and the recommended motion because from her eyes it looks like a lot.

Director Knopick answered that the applicants engineer and Public Works are having discussions on storm water and the 1st and 2nd review. There will be changes as is needed and it is an easy fix the matter is we want the information before the plat is actually executed. While there will be changes it's more of an admin task not physical changes to the plans.

Motion:

After review of application 24-302-07 phases 7 & 8 Preliminary Plat and phase 7 Final Plat for Symphony Farms, and staff report dated July 17, 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. Correct lot numbering on the plats; and**
- 2. The final plat will not go to the Governing Body for acceptance and dedication of easements and rights-of-way or be signed / filed / recorded and no public improvement or building permits will be issued until the following items are completed:**
 - a. Resolution of the need for and possible issuance of a floodplain development permit.**
 - b. Review, approval, and execution of stream corridor maintenance agreement.**
 - c. Review and approval of water quality mitigation package.**
 - d. Review and approval of storm water detention design.**

Motion: Commissioner Cooper

Second: Commissioner Meder

Motion carries unanimously 6-0

Discussion Items

If a Commissioner has scheduling conflicts due to the summer, staff should be made aware as soon as possible to ensure there will be a quorum.

Adjournment

Motion: Motion made to adjourn at 7:18 PM

Motion: Commissioner Cooper

Second: Commissioner Vonderschmidt

Motion carries unanimously 6-0

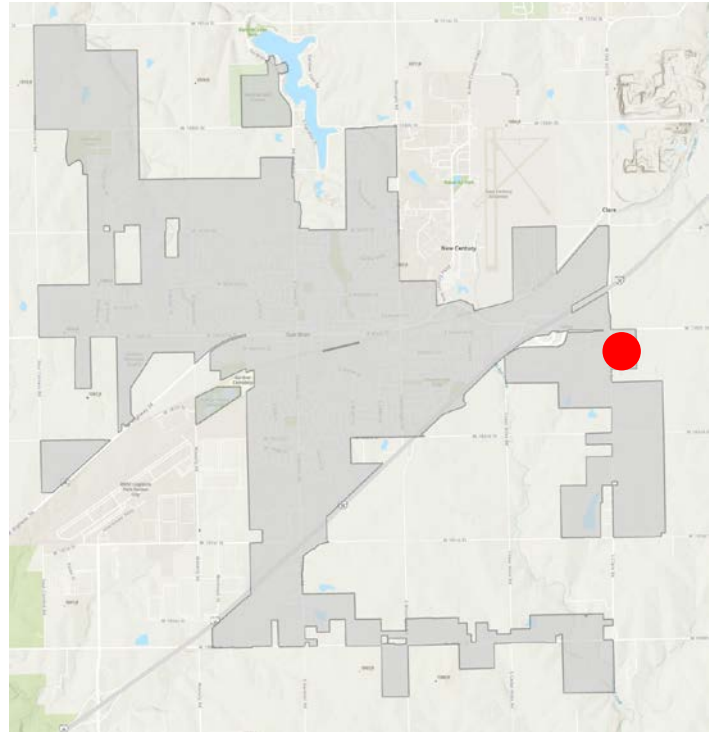
Recording of this meeting can be found here:

<https://www.youtube.com/watch?v=m3WkPNuBOAs>

DRAFT

Project Name: Clare Crossing

PROJECT NUMBER	24-302-15
REQUEST	FINAL PLAT
APPLICANT	CLARE CROSSING LLC, D. DODGE
OWNER	CLARE CROSSING, LLC
PARCEL IDs	9F231428-1001, 9F231428-1008, 9F231428-1009, 9F231428-1010, 9F231428-1004



Executive Summary

PRESENT ZONING:	CP-3, RP-3 & RP-5
PRESENT LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	COMMERCIAL & MULTI FAMILY
TOTAL SITE AREA:	58.21 ACRES
EXISTING LOT #:	5
PROPOSED LOT #	7 TRACTS
STREET TYPE:	LOCAL - STANDARD COLLECTOR - STANDARD



Staff Recommendation

Staff recommends the Planning Commission recommend approval of 24-302-15 with conditions in the recommended motion.

Context:

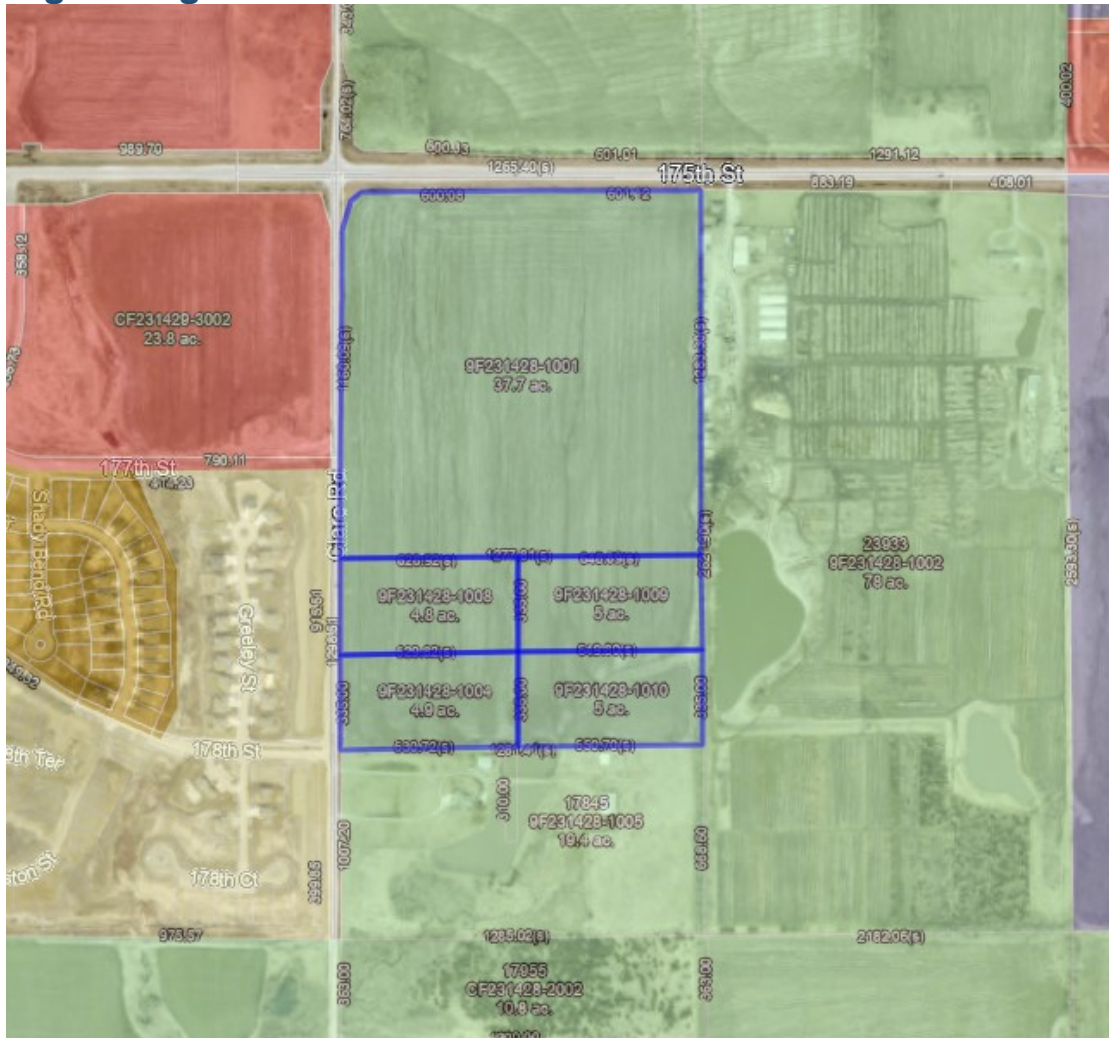
Background/History

The properties are currently zoned CP-3 (Planned Commercial), RP-3 (Planned Garden Apartment) and RP-5 (Planned Apartment) and the parcels that make up these applications are currently undeveloped. The properties were annexed in the Fall of 2023 (Ord No. 2783) and then rezoned in February 2024 (Ord No. 2793). The properties are bound by 175th Street to the north and Clare Crossing to the East.

Existing Conditions

The area within the boundary of the rezoning request incorporates four parcels. The area is relatively flat with a small drainage ditch running through the far southeast corner of the site. Additionally, no flood zone has been identified within the site.

Surrounding Zoning and Land Use



Zoning	Use(s)
North of Subject Property	
RUR (Rural) District – City of Olathe	Undeveloped
East of Subject Property	
RUR (Rural) District - County	Epic Nursery
South of Subject Property	
RUR (Rural)	Single-family residence
West of Subject Property	
RP-1 (Planned Single family) District	Prairie Trace Estates Subdivision
C-3 (Commercial) District	New Trails North

Staff Analysis

The proposed development is in substantial compliance with the preliminary plat. The conditions of approval from the preliminary development plan have either been met or will be completed when the final development plan is submitted.

Rather than platting *only* that part of the property that exists in the right-of-ways, the entire 58.2 acres of the subject property is being platted into tracts of land, along with the dedication of the necessary right-of-ways for Clare Road, Harmony Road, 175th, 177th, and 178th Streets. For this final plat, the required excise tax will be calculated only on the land area being subdivided into lots and the 3 local streets (Harmony Road, 177th and 178th Streets) and not on the tracts of land. Clare Road and 175th Street are arterial roads and are not subject to excise tax. Tracts 1 thru 5 will not be developed until they have been replatted as individual lots, and the required excise tax for each individual replat has been paid. Tracts A and B are designated as retention basins and depending on how they are depicted on the final development plan will determine if they will be required to pay excise tax. Platting the entire property at this time into non-buildable tracts of land keeps the Clare Crossing property as one cohesive plat.

Infrastructure/Other

Electric

Existing electric utilities are located either within or adjacent to the site and will be provided by the City of Gardner. There are two Evergy easements along the eastern side of the site, one is 70' wide, and the other is 40' wide.

Water

The property is in the Water District 1 service area.

Sanitary Sewer

Sanitary sewer will be serviced by Gardner.

Storm Sewer

Detention areas are located in the northern and on the southeast portions of the site.

Roadway Network & Vehicular Access

Access will be provided through 2 entrances off of 175th Street and 2 off of Clare Road.

Sidewalks

The development will include 5' wide sidewalks along both sides of all internal street.

New Century Air Center

A portion of the very northwest side of the development is within 1 mile of the New Century Airport and will need to be reviewed and approved by the Johnson County Airport Commission and the Board of County Commissioners.

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 24-302-15, a final plat for Clare Crossing, and staff report dated August 21, 2024, the Planning Commission approves that application 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. Label 178th Street;
3. Provide a note on the plat stating: "Tracts 1 thru 5 are platted as unbuildable until such time they are replatted into lots" and will be subject to all applicable excise tax;
4. All taxes/fees shall be paid prior to the release of the plat for recording; and
5. The application 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 Plat
2. Street Tree Plan

Final Plat of CLARE CROSSING, FIRST PLAT

in the West Half of the Northwest Quarter of Section 28, Township 14 South, Range 23 East, Johnson County, Kansas

Parcel Table					
Tract	Square Feet	Acres	Notes	Current Zoning	Proposed Zoning
1	212,933	4.858	Future Development	CP-3	CP-3
2	136,814	3.141	Future Development	CP-3	CP-3
3	491,098	11,274	Future Development	CP-3	CP-3
4	99,036	2.274	Non-Buildable Parcel	CP-3	CP-3
5	887,749	20,380	Future Development	RP-5	RP-5
A	32,639	0.749	Non-Buildable Parcel	CP-3	CP-3
B	238,429	5.474	Non-Buildable Parcel	RP-5	RP-5

Curve Data Table					
Curve Number	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	39°27'24"	200.00'	137.73'	S 19°34'18" W	135.02'
C2	39°24'12"	290.00'	199.44'	S 19°35'54" W	195.53'
C3	39°27'24"	175.00'	120.51'	S 70°25'42" E	118.15'

Line Table		
Line Number	Bearing	Length
L1	N 89°53'48" E	20.00'
L2	N 16°35'45" E	104.40'
L3	N 53°12'47" E	50.36'

Proposed Zoning: CP-3
RP-5

CIVIL ENGINEER:
Driggs Design Group, PA
1115 Westport Drive, Suite F
Manhattan, KS 66502
(785) 320-6639
Buck Driggs, PE
bdriggs@driggsdesign.com

SURVEYOR:
Driggs Design Group, PA
1017 Downing Avenue
Hays, KS 67601
(785) 621-4280
James Meis, PS
jmeis@driggsdesign.com

DEVELOPER:
Clare Crossing, LLC
4417 SW Misty Harbor Avenue
Topeka, KS 66610

NOTICE: This site includes Stormwater Treatment Facilities, as defined and regulated in the Gardner Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

DEDICATION:

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

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

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

Tract A and Tract B as shown hereon shall be designated and used for storm water drainage easement and/or treatment or detention facilities, and shall be owned and maintained by the undersigned proprietors, their successors and/or assigns.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interests not shown on this plat shall be vacated as to use and as to title, upon filing or recording of this plat.

FLOOD NOTE:

The property lies within Zone X, defined as areas determined to be outside the 0.2% annual chance, as shown on the flood insurance rate map prepared by the Federal Emergency Management Agency for the City of Gardner, Johnson County Unincorporated Areas, Map No. 20091CO122G, effective date August 3, 2009.

CONSENT TO LEVY:

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

EXECUTION:

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this _____ day of _____, 2024

Clare Crossing, LLC

by: _____
Darrin Dodge, Vice President of Development

STATE OF KANSAS)
COUNTY OF JOHNSON) SS

BE IT REMEMBERED that on this _____ day of _____, 2024, before me a Notary Public in and for said County and State, came Darrin Dodge, Vice President of Development of Clare Crossing, LLC, a Kansas limited liability company, who is personally known to me to be such person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

Notary Public: _____ My Appointment Expires: _____

APPROVALS:

Approved by the Planning Commission of the City of Gardner, Johnson County, Kansas on the _____ day of _____, 2024

Chair: Austin Jueneman

Approved by the Governing Body of the City of Gardner, Johnson County, Kansas on the _____ day of _____, 2024

Attest: _____
Mayor: Todd Winters City Clerk: Renee Rich

LEGAL DESCRIPTION: Surveyed Property

A tract of land in the West Half of the Northwest Quarter of Section 28, Township 14 South, Range 23 East of the 6th Principal Meridian, Johnson County, Kansas, described as follows by James Meis, PS 1533 on July 22, 2024:

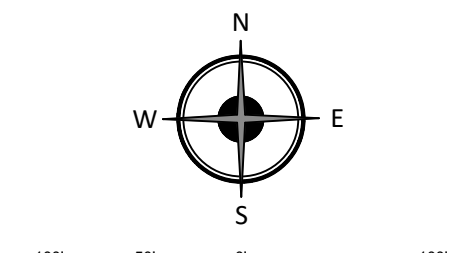
Commencing at the Northwest corner of the Northwest Quarter of Section 28, Township 14 South, Range 23 East; Thence South 00 degrees 06 minutes 12 seconds East, along the West line of the Northwest Quarter, a distance of 200.00 feet to the Point of Beginning; Thence North 89 degrees 53 minutes 48 seconds East, a distance of 20.00 feet; Thence North 16 degrees 35 minutes 45 seconds East, a distance of 104.40 feet; Thence North 53 degrees 12 minutes 47 seconds East, a distance of 50.36 feet; Thence North 88 degrees 53 minutes 18 seconds East, a distance of 600.08 feet; Thence North 89 degrees 50 minutes 36 seconds East, parallel with the North line of the Northwest Quarter, a distance of 600.26 feet to the East line of the West Half of the Northwest Quarter; Thence South 00 degrees 24 minutes 21 seconds East, along the East line of the West Half of the Northwest Quarter, a distance of 1955.27 feet; Thence South 89 degrees 03 minutes 30 seconds West, a distance of 1301.10 feet to the West line of the Northwest Quarter; Thence North 00 degrees 06 minutes 12 seconds West, along the West line of the Northwest Quarter, a distance of 1833.07 feet to the Point of Beginning. Said tract contains 58.211 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Clare Crossing, First Plat".

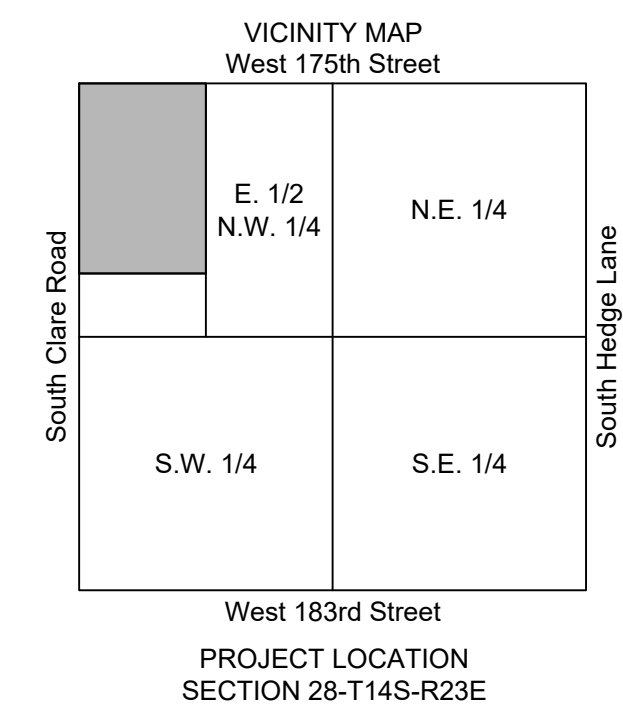
Error Closure:
North: 0.009' East: 0.006' Precision = 1:624195

SURVEY NOTES:

1. All bearings and distances shown are grid, Kansas Regional Coordinate System: Zone 11 - Kansas City.



- LEGEND:**
- △ Section Corner
 - Found 1/2" rebar - origin unknown
 - Found 3/4" rebar - origin unknown
 - M Measured
 - R Record
 - P Platted - Prairie Trace Estates, First Plat
 - A Arc length
 - U/E Utility easement
 - D/E Drainage easement
 - B/L Building setback
 - Access Control
 - Existing easement
 - New Utility easement
 - New Drainage easement



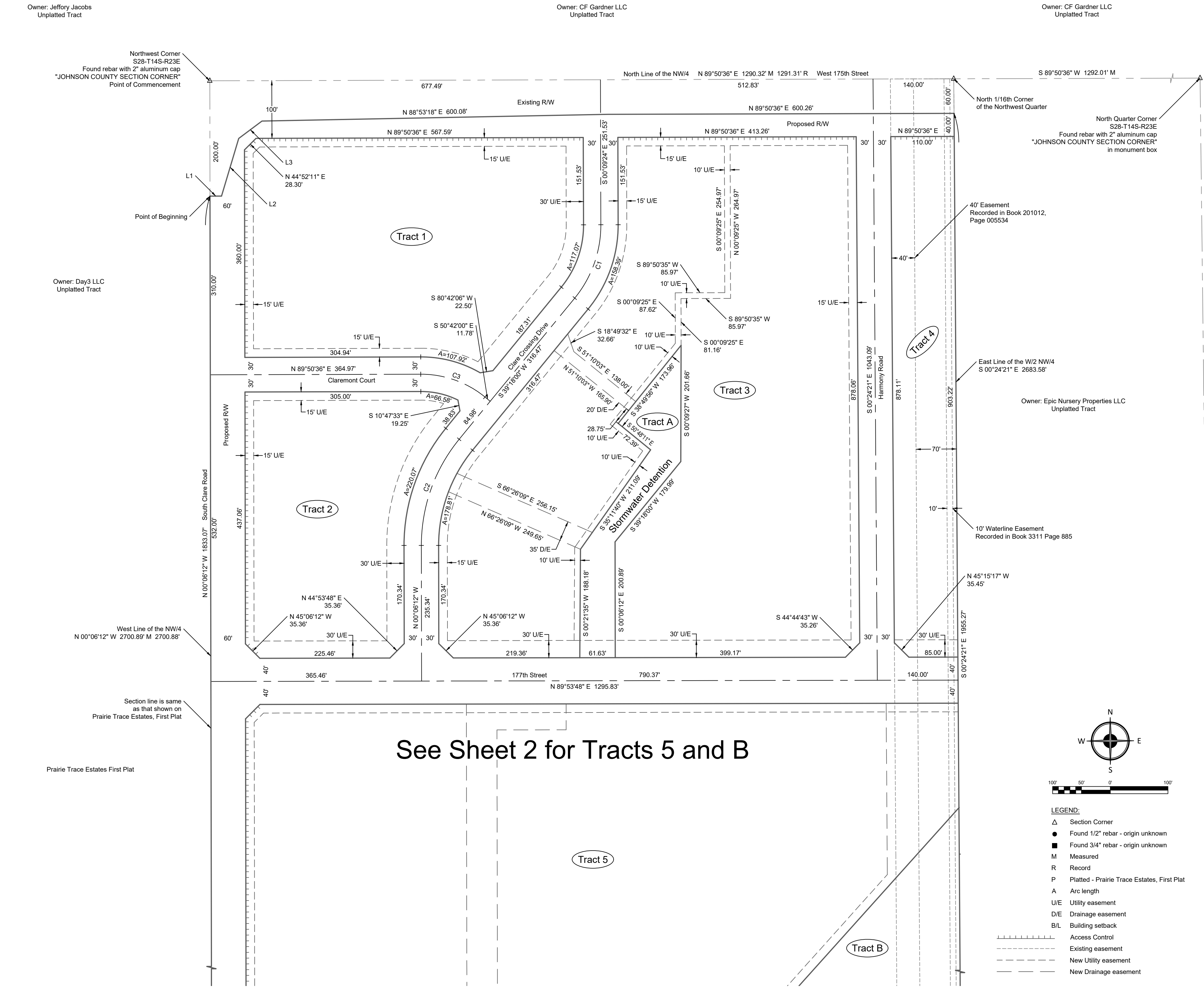
SURVEYOR'S CERTIFICATE:
I, James Meis, Professional Surveyor #1533 in the State of Kansas, certify that the survey shown on this plat was made by me or under my direct supervision on August 14th, 2024. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

James Meis, PS 1533

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
1017 Downing Avenue, Hays, Kansas 67601
www.driggsdesign.com (785) 621-4280

Project No: 2023-190
Date: 08-14-2024
Scale: 1" = 100'
Sheet No: 1 of 2
Drawn By: DV

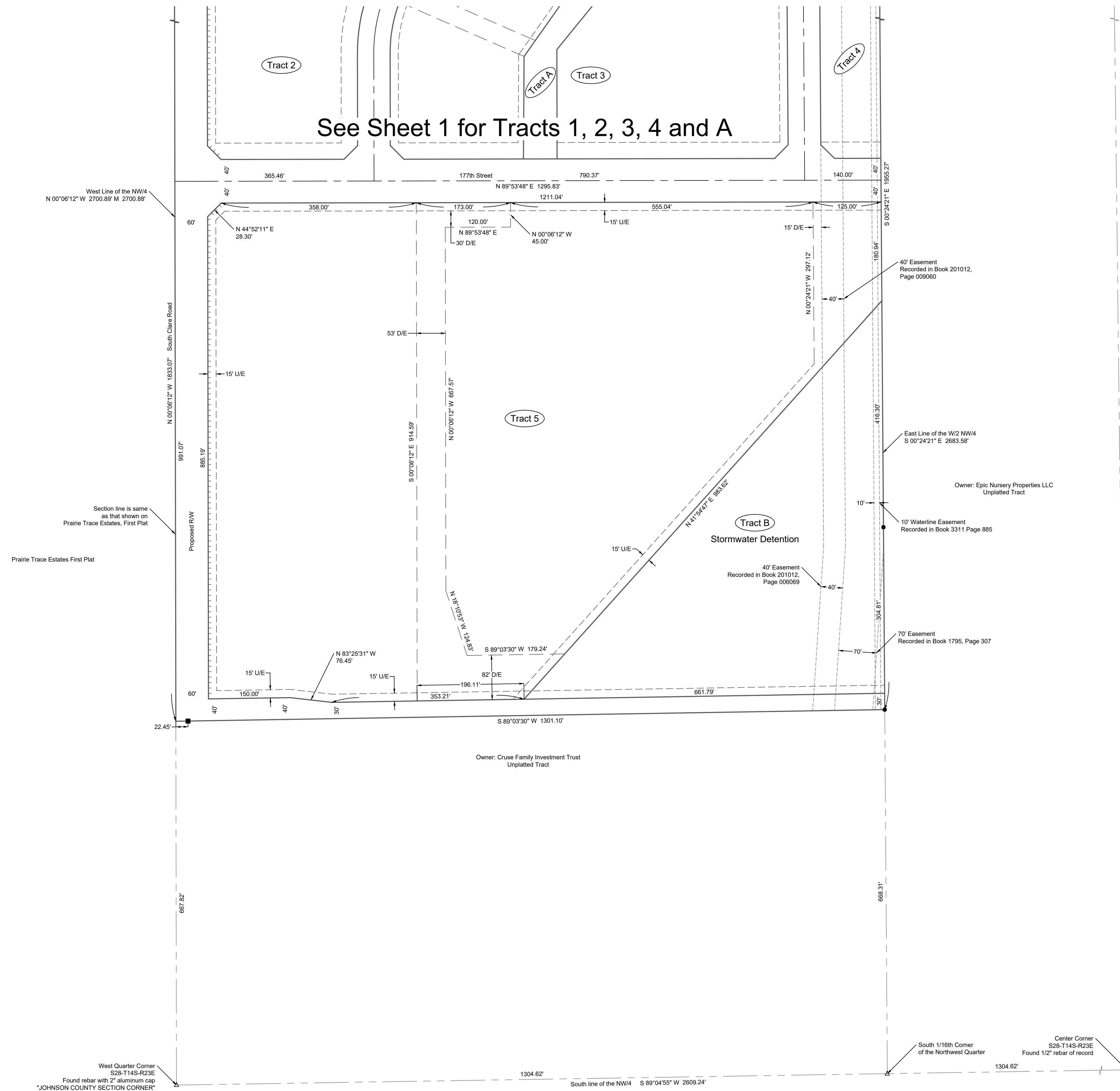
See Sheet 2 for Tracts 5 and B



Final Plat of CLARE CROSSING, FIRST PLAT

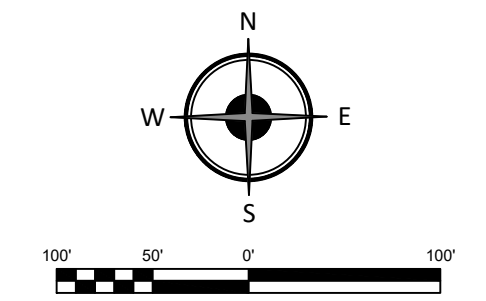
in the West Half of the Northwest Quarter of Section 28, Township 14 South, Range 23 East, Johnson County, Kansas

See Sheet 1 for Tracts 1, 2, 3, 4 and A

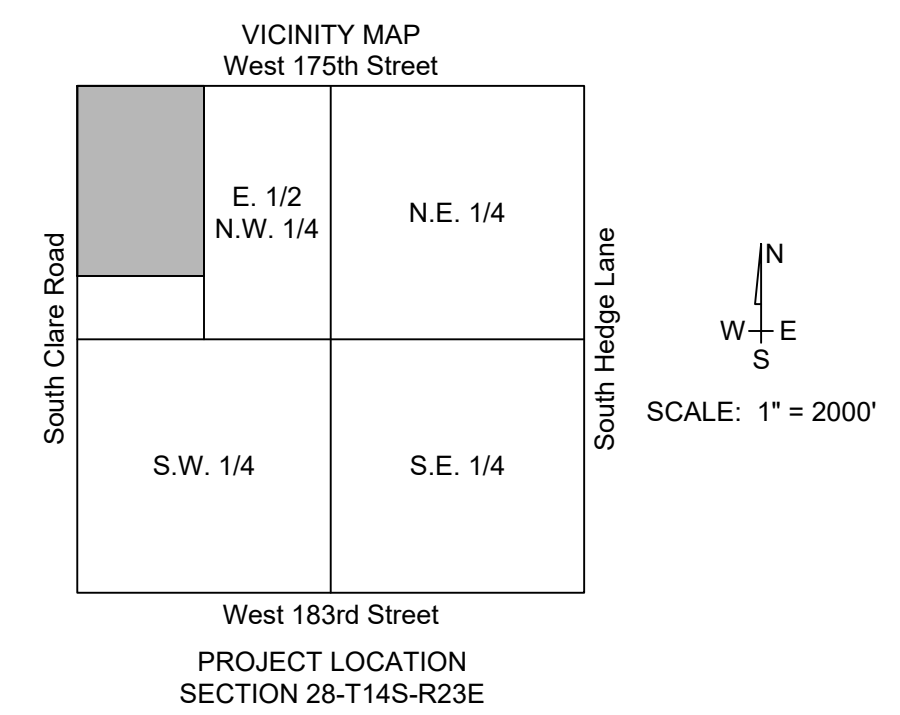


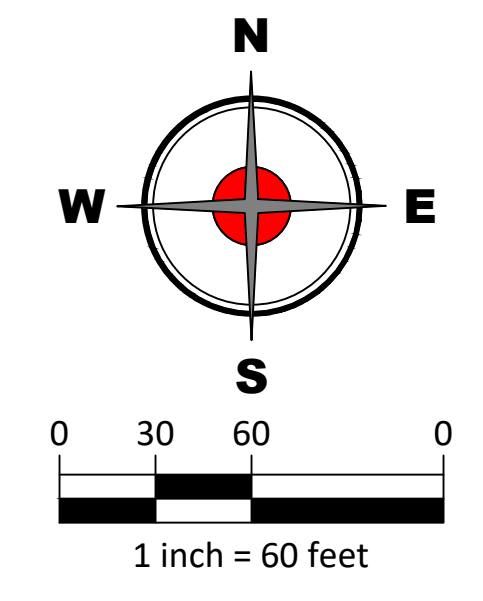
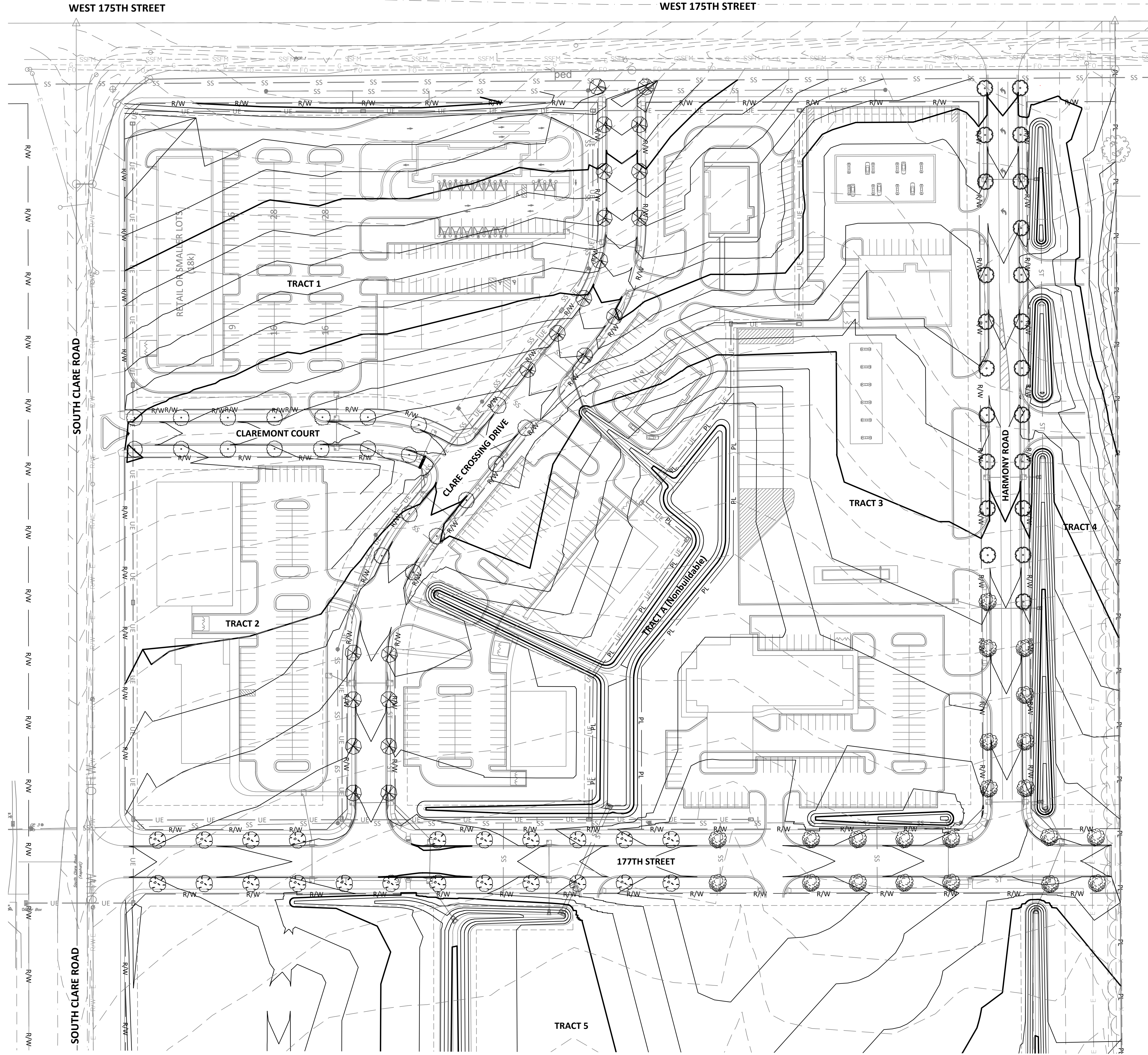
Parcel Table					
Tract	Square Feet	Acres	Notes	Current Zoning	Proposed Zoning
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Proposed Zoning: CP-3
RP-5



- LEGEND:**
- △ Section Corner
 - Found 1/2" rebar - origin unknown
 - Found 3/4" rebar - origin unknown
 - M Measured
 - R Record
 - P Platted - Prairie Trace Estates, First Plat
 - A Arc length
 - U/E Utility easement
 - D/E Drainage easement
 - B/L Building setback
 - Access Control
 - Existing easement
 - New Utility easement
 - New Drainage easement





SITE LEGEND

- R/W — Right of Way
- PL — Property Line
- - - - Utility Easement
- W — Proposed Waterline
- SS — Proposed Sewer Line
- UE — Proposed Underground Electrical
- ST — Proposed Storm Sewer Line

STREET FRONTAGE REQUIREMENTS:

1 tree per 40-60 feet of public and/or private street frontage.

TREE DIVERSITY:

- At least 3 genus and at least 5 species.
- No more than 20% of any one species.
- All trees shall have a minimum 6 ft clearance from the ground to the canopy.

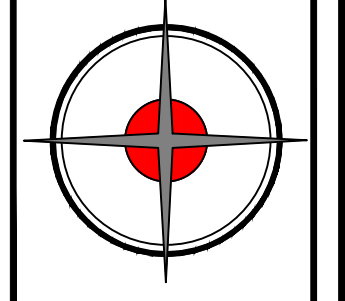
LANDSCAPE SCHEDULE

Symbol	Botanical Name	Common Name	Quantity	%	Caliper
	Gymnocladus dioicus "Espresso"	Kentucky Coffeetree	22	20	2"
	Quercus Rubra	Northern Red Oak	22	20	2"
	Gleditsia Triacanthas "Skyline"	Shademaster Honeylocust	22	20	2"
	Platanus x Acerifolia	London Plan Tree	22	20	2"
	Nyssa Sylvatica	Black Tupelo	22	20	2"

No.	Revision	Date

**CITY OF GARDNER, KANSAS
CLARE CROSSING DEVELOPMENT
STREET TREE SITE OVERVIEW**

DRIGGS DESIGN GROUP, PA
 Surveying Engineering Planning
 MANHATTAN - HAYS - EMPORIA - TOPEKA - GOODLAND



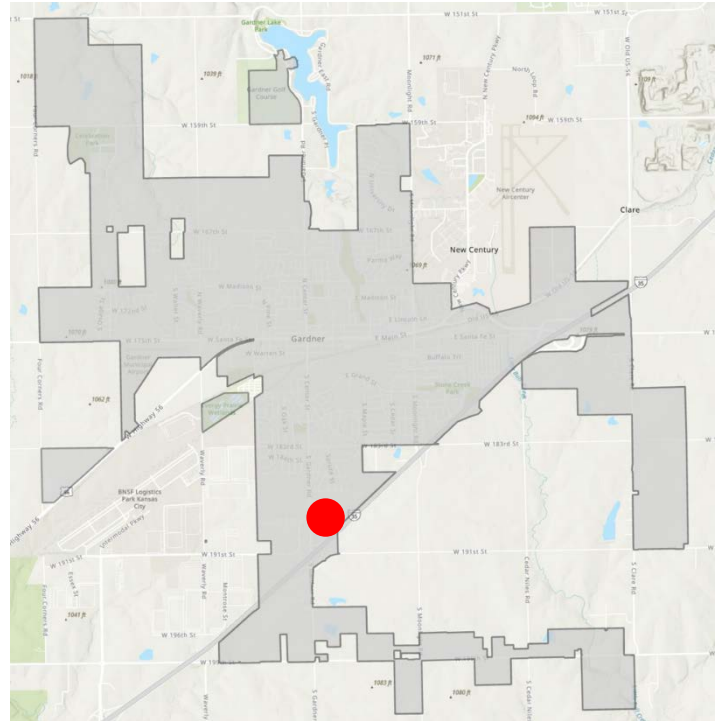
From: [Clint Burkdoll](#)
To: [David Knopick](#); [Jesse Hunter](#); [Robert Case](#)
Subject: Withdrawal of application
Date: Monday, August 19, 2024 4:16:08 PM

I request to withdrawal Application 24-304-03 Tuscan Farms Zoning / Preliminary Development Plan / Preliminary Plat.

Thanks

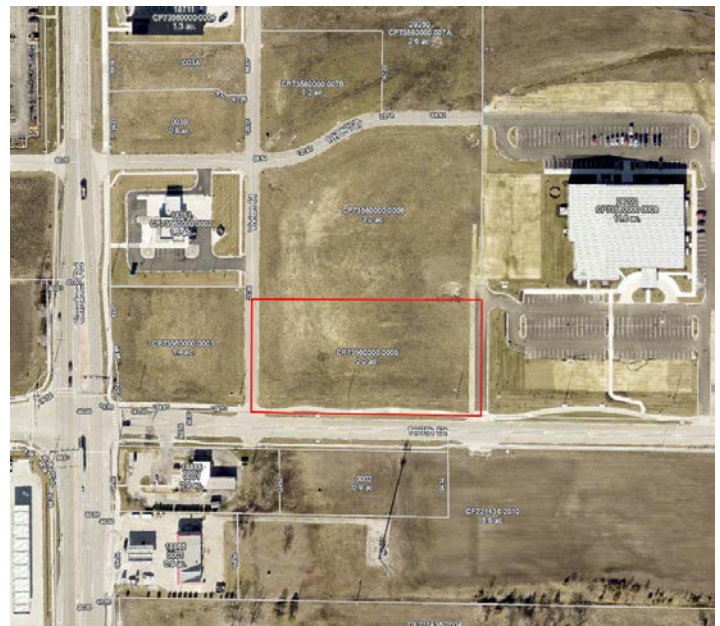
Project Name: Plaza South Lot 5 Sano Medical Office

PROJECT NUMBER	24-304-05
REQUEST	REZONING, PRE DEV PLAN, FINAL DEV PLAN
APPLICANT	FIRST STREET DEVELOPMENT
OWNER	PLAZA SOUTH DEVELOPERS, LLC
ADDRESS	NA
PARCEL ID	CP73560000 0005



Executive Summary

PRESENT ZONING:	ACP-2
PROPOSED ZONING:	ACP-2
PRESENT LAND USE:	VACANT
PROPOSED LAND USE:	MEDICAL OFFICE BUILDING
TOTAL SITE AREA:	2.2 ACRES
EXISTING LOT #:	1
PROPOSED LOT #:	1
PROP BUILDING TYPES:	GENERAL COMMERCIAL



Staff Recommendation

Staff recommends approval of application 24-304-05, a Rezoning and associated Preliminary Development Plan and Final Development Plan for Sano Medical Office with the condition(s) in the recommended motions.

Context:

Background/History

This property is part of the Plaza South preliminary development plan approved in March 2019. The rezoning and associated preliminary development plan were recommended for approval by the Planning Commission at their March 26, 2019 meeting. The Governing Body considered the rezoning and preliminary development plan applications at their April 15, 2019 meeting, and approved Ordinance 2612 rezoning the property from C-2 (General Business) District to ACP-2 (Activity Center Planned General Business) District and associated preliminary development plan. The Preliminary Development Plan showed a bank and medical office building on two lots, however, it was final platted as one lot.

Surrounding Zoning and Land Use

Zoning	Use(s)
North of Subject Property	
ACP-2 (Activity Center Planned General Business) District	Vacant
East of Subject Property	
ACP-2 (Activity Center Planned General Business) District	New Life Community Church
South of Subject Property	
C-2 (General Business) District	Vacant
West of Subject Property	
ACP-2 (Activity Center Planned General Business) District	Vacant

Utilities / Infrastructure

All utilities are located on the site, there is a storm drainage easement on the western portion of the property.

Roadway Network & Vehicular Access

The site will be accessed on the north side from a private road that will be built between Plaza South Lots 5 and 6.

Sidewalks

An existing 10' wide trail is located along the south side of the property along W 188th Street. Sidewalks along Vivian Street and the private streets will be extended as part of this project.

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.

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

The *City of Gardner Comprehensive Plan* and the *I-35 & Gardner Road Interchange Subarea Plan* identifies the properties for Regional Commercial future land uses. This use group provides for goods

and services that may attract users from the greater metropolitan area. These uses are generally on larger parcels and are best located near interstates and major arterial roads. This site is within a half mile of the I-35 and Gardner Road interchange and near S. Gardner Road which is an arterial street. The proposed use, General Commercial, is for a medical office building that is consistent with the Comprehensive Plan.

Due to the change in building size and change in traffic and parking from the preliminary development plan, it was determined it would be best for the applicant to submit a revised preliminary development plan to match the final plat and final development plan.

To allow the depth required for the sidewalk and foundation plantings, the building was placed farther to the north, and the northeast corner is within an access easement, which will be vacated prior to building permit approval.

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 Motions

Rezoning and Associated Preliminary Development Plan

After review of application 24-304-05 a rezoning for 2.2 acres located at the northeast corner of the intersection of W 188th St and Vivian St, from ACP-2 to ACP-2 and associated revised Preliminary Development Plan for Plaza South Lot 5, and staff report dated August 21, 2024, the Planning Commission recommends the Governing Body approve the applications as proposed.

Final Development Plan

After review of application 24-304-05 Final Development Plan for Plaza South Lot 5 Sano Medical Office, and staff report dated August 21, 2024, the Planning Commission approves the application as proposed, provided the following conditions are met:

1. Governing Body approval of application 24-304-05 rezoning and associated Preliminary Development Plan for Plaza South Lot 5;
2. The construction plans for any utilities, infrastructure, stormwater or other public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the issuance of a building permit; and
3. The portion of the access easement within the proposed building footprint will be vacated prior to building permit issuance.

Attachments

1. Preliminary and Final Development Plan Packet



PRELIMINARY & FINAL DEVELOPMENT PLAN

SANO GARDNER MOB LOT 5, PLAZA SOUTH GARDNER, KS

*RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

PRELIMINARY,
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES, OR
IMPLEMENTATION
6/28/2024 4:54:47 PM



ACI/Boland, Inc.
Kansas City | St. Louis
1710 Wyandotte
Kansas City, MO 64108
T: 816.763.9600
Licensee's Certificate of Authority Number:
Missouri: #000958

CIVIL CONSULTANT

McCLURE
11031 Strang Line Rd.
Lenexa, KS 66215
913.888.7868
Licensee's Certificate of Authority Number:

MEP CONSULTANT

GARVER
7509 NW Tiffany Springs Pkwy, Suite 200
Kansas City, MO 64153
816.298.6465
Licensee's Certificate of Authority Number:

P R O J E C T T E A M

ARCHITECT
ACI BOLAND, INC.

1710 WYANDOTTE STREET
KANSAS CITY, MO 64108
PHONE 816.763.9600
FAX 816.763.9757

CIVIL ENGINEER
McClure Engineering Company

1700 Swift Ave., Suite 100
North Kansas City, MO 64116
PHONE 816.756.0444

ABBREVIATIONS

AC.	ACOUSTIC/ACOUSTICAL	FLOR.	FLUORESCENT	PTD.	PAINTED
ADD.	ADDENDUM	FTG.	FOOTING	PG.	PAGE
ADDN.	ADDITION	FND.	FOUNDATION	PLAM.	PLASTIC LAMINATE
ABC.	AGGREGATE BASE COURSE	FR.	FRAME	PK.	PAIR
AFF.	ABOVE FINISH FLOOR	F.H.C.	FIRE HOSE CAB.	PNL.	PANEL
AGG.	AGGREGATE	FV.	FIELD VERIFY	PR.	PARTITION
ANC.	AIR CONDITIONING	GA.	GAUGE	PL.	PLATE
AL.	ALUMINUM	GL.	GLASS / GLAZING	PLBG.	PLUMBING
ALT.	ALTERNATE	GD.	GRADE	PLYWD.	PLYWOOD
A.B.	ANCHOR BOLT	G.	GRAM	PT.	POINT
&	AND	GRL.	GRILLE	P.S.I.	POUNDS PER SQ. IN.
ARCH.	ARCHITECT	GRD.	GRID	P.S.F.	POUNDS PER SQ. FT.
ASP.	ASPHALT	GND.	GROUND	P.C.	PRECAST
@	AT	G.S.	GALVANIZED STEEL	P.L.	PROPERTY LINE
ACT.	ACOUSTIC CEILING TILE/PANEL	GYP.	GYPSUM		
∠.	ANGLE	GWB.G.B.	GYPSUM BOARD	R.	RISER, RISERS
				RAD.	RADIUS
BLKG.	BLOCKING	H.R.	HAND RAIL	R.D.	ROOF DRAIN
BSMT.	BASEMENT	HDN.	HARDENER	RB.	RESILIENT BASE
BM.	BEAM	HDW.	HARDWARE	RE.	REFER TO
B.M.	BENCHMARK	HDWD.	HARDWOOD	REG.	REGISTER
BD.	BOARD	HWR.	HEATER	REGD.	REQUIRED
B.O.	BOTTOM OF	HT.	HEIGHT	REV.	REVISION
BLDG.	BUILDING	H.P.	HIGH POINT	RFG.	ROOFING
		H.M.	HOLLOW METAL	RGL.	ROUGH
CABT.	CABINET	HORIZ.	HORIZONTAL	RM.	ROOM
C.I.P.	CAST IN PLACE	H.S.	HOSE BIB	RND.	ROUND
C.B.	CATCH BASIN	H.W.	HOT WATER	R.O.	ROUGH OPENING
CLG.	CEILING				
CEM.	CEMENT/CEMENTITIOUS				
CG.	CENTIGRAM	IN.	INCH / INCHES	SCHED.	SCHEDULE
CM.	CENTIMETER	ID.	INSIDE DIAMETER	S.C.	SEALED CONCRETE
CL.	CENTER LINE	INSUL.	INSULATION	SCR.	SCREW
CER.	CERAMIC	INT.	INTERIOR	SECT.	SECTION
C.F.	CERAMIC TILE	INV.	INVERT	SEL.	SELECT
CHAN.	CHANNEL	JAN.	JANITOR	SHG.	SHEATHING
C.	CHANNEL	JT.	JOINT	SHT.	SHEET
CLR.	CLEAR	JST.	JOIST	SDG.	SIDING
C.O.	CLEAN OUT	K.P.	KICK PLATE	SIM.	SIMILAR
CLOS.	CLOSET	LAM.	LAMINATED	SLDG.	SLIDING
COL.	COLUMN	LB.	POUND	SM.	SMOOTH
CONC.	CONCRETE	LDG.	LANDING	SPEC.	SPECIFICATION
CONN.	CONNECTION	LTH.	LATH	SQ.	SQUARE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STD.	STANDARD
C.J.	CONTROL JOINT	LG.	LENGTH	S.S. /	
CONTR.	CONTRIBUTOR	LOC.	LOCATION	ST.STL.	STAINLESS STEEL
CONTR.	CONTRACTOR	LOC.	LOCATION	STRUC.	STRUCTURE
CORR.	CORRUGATED	LT.	LIGHT	SUSP.	SUSPENDED
CTR.	COUNTER	L.W.C.	LIGHT WEIGHT CONCRETE	SW.BD.	SWITCHBOARD
CTSK.	COUNTERSUNK	LVR.	LOUVER	SYS.	SYSTEM
C.M.U.	CONCRETE MASONRY UNIT	LOC.	LOCATION	T.	TREAD
		M.O.	MASONRY OPENING	T.C.	TOP OF CURB
D.P.	DAMP PROOFING	MATL.	MATERIAL	T.G.	TEMPERED GLASS
DCIBEL.	DECI-BEL	MFR.	MANUFACTURER	T.O.	TOP OF
DIAG.	DIAGONAL	MR.	MARKER BOARD	T.S.D.	TOP OF STEEL DECK
DIAM.	DIAMETER	MAX.	MAXIMUM	T.W.	TEACHERS WARDROBE
DIM.	DIMENSION	MECH.	MECHANICAL	TYP.	TYPICAL
DISP.	DISPENSER	M.L.	METAL LATH	U.N.O.	UNLESS NOTED OTHERWISE
DWL.	DOWEL	M.	METER	V.	VENT
DN.	DOWN	MIN.	MINIMUM	VERT.	VERTICAL
D.S.	DOWNSPOUT	MLDG.	MOLDING	V.G.	VERTICAL GRAIN
DWG.	DRAWING	MULL.	MULLION	VEST.	VESTIBULE
		N.G.	NATURAL GRADE	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	NOM.	NOMINAL	VCP.	VITREOUS CLAY PIPE
ELEC.	ELECTRIC	N.I.C.	NOT IN CONTRACT	W.W.M.	WELDED WIRE MESH
E.W.C.	ELECTRIC WATER COOLER	NO. / #	NUMBER	W.C.	WATER CLOSET
ELEV.	ELEVATION	Obs.	OBSOLETE	W.H.	WATER HEATER
EL.	ELEVATOR	O.C.	ON CENTER	W.F.	WIDE FLANGE
EQ.	EQUAL	OPNG.	OPENING	W/	WITH
EQUIP.	EQUIPMENT	O.A.	OVERALL	W/O	WITHOUT
EXH.	EXHAUST	O.D.	OUTSIDE DIAMETER	WD.	WOOD
EXPAN.	EXPANSION	O.F.S.	OVERFLOW SCUPPER	WDW.	WINDOW
E.J.	EXPANSION JOINT	O.H.D.	OVERHEAD DOOR	W.W.	WINDOW WALL
EXST.	EXISTING				
EXT.	EXTERIOR				
FT.	FEET / FOOT				
FIN.	FINISH				
FIXT.	FIXTURE				
FL.	FLASHING				
FUR.	FLOOR				
F.D.	FLOOR DRAIN				

SHEET INDEX FDP

SHEET NUMBER	SHEET NAME
GENERAL	
A0.00	COVER SHEET
CIVL	
C1.00	SITE PLAN
C1.01	SURROUNDING PROPERTY OWNERS
C1.02	SUBSO TRUCK TURNING PLAN
C2.00	SITE GRADING PLAN
C3.00	STORM DRAINAGE MAP & CALCULATIONS
L1.00	LANDSCAPE PLAN
ARCHITECTURE	
A500	OVERALL EXTERIOR ELEVATIONS

SANO GARDNER MOB
GARDNER, KANSAS
PLAZA SOUTH, LOT 5

Date 06/28/24
Job Number 3-24093
Drawn By Author
Checked By Checker

Revision
Number Date Description

A0.00

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COVER SHEET

PRELIMINARY & FINAL SITE DEVELOPMENT PLAN
LOT 5 - PLAZA SOUTH
 PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST,
 CITY OF GARDNER, JOHNSON COUNTY, KANSAS

PRELIMINARY,
 NOT FOR
 CONSTRUCTION,
 RECORDING
 PURPOSES, OR
 IMPLEMENTATION
6/21/2024

License - Missouri #A-2011012130

ACI
BOLAND
 ARCHITECTS

ACI/Boland, Inc.
 Kansas City | St. Louis
 1710 Wyandotte
 Kansas City, MO 64108
 T: 816.763.9600

Licensee's Certificate of Authority Number:
 Missouri: #000958

CIVIL

McClure
 11031 Strang Line Road
 Lenexa, KS 66215
 T: 913-888-7800
 Licensee's Certificate of Authority Number:
 22723

DESCRIPTION:

ALL OF LOT 5, PLAZA SOUTH, A SUBDIVISION OF LAND IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON BASED ON THE RECORDED PLAT OF PLAZA SOUTH.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM FOR THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0120G AND DATED AUGUST 3, 2009.

GENERAL NOTES:

ENCROACHMENTS SUCH AS TELEPHONE, TELEGRAPH, AND POWER LINES SHALL BE MOVED BY THE UTILITY.

THE LOCATIONS OF THE UTILITY LINES AS SHOWN ON THESE PLANS ARE APPROXIMATE.

ALL UNDERGROUND UTILITIES SHALL BE IN GOOD CONDITION AND ADJUSTED TO FIT THE NEW CONSTRUCTION BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.

ALL VALVES, METER BOXES, HYDRANTS, MANHOLES, ETC. SHALL BE MOVED OR ADJUSTED AS REQUIRED BY THE NEW CONSTRUCTION BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.

ALL STORM SEWER, CURB INLET AND END SECTION EXCAVATION, INCLUDING ROCK EXCAVATION AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GARDNER STANDARDS.

ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODED.

EXISTING EASEMENTS SHOWN HEREON WERE TAKEN FROM THE RECORDED PLAT OF "PLAZA SOUTH" FILED IN BOOK 202003 AT PAGE 2888.

BUILDING AND PARKING SETBACK LINES SHOWN HEREON WERE TAKEN FROM THE PUBLIC IMPROVEMENT PLANS FOR 188TH STREET BENEFIT DISTRICT STREET, STORM SEWER AND STREET LIGHTING CITY P.N. PW1906.

FIRE HYDRANT NOTE:

THE DEVELOPER WILL BE REQUIRED TO EXTEND ALL WATER MAINS NECESSARY TO PROVIDE A 400' HOSE REACH FROM ALL FIRE HYDRANTS. IN ADDITION, A FIRE DEPARTMENT CONNECTION MUST BE INSTALLED WITHIN 100' OF THE NEAREST FIRE HYDRANT FOR EACH BUILDING.

NOTE:

EXISTING CONTOURS SHOWN ARE A COMBINATION OF JOHNSON COUNTY AIMS AND PLANNED ELEVATIONS PER THE GRADING PLANS OF THE ADJOINING PROJECTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

RESTORATION NOTE:

ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO ENTRY. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY OWNER AND THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.

EXISTING SIDEWALK & DRIVE RESTORATION NOTE:

ALL ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO BE REMOVED FOR INSTALLATION OF THE PARKING LOT, BUILDING & STORM SEWER SHALL BE SAW-CUT FULL DEPTH AND REPLACED. ANY CURB, SIDEWALK, PAVEMENT, ETC., DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO AN EQUAL CONDITION OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY THE CITY AND THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.

SITE DEVELOPMENT DATA TABLE:

BUILDING LOT 5
 LAND AREA (LOT 5) = 95,890± SQ. FT. (2.201± ACRES)
 BUILDING AREA (1 STORY) = 15,000± SQ. FT.
 IMPERVIOUS AREAS = 54,517± SQ. FT.
 PERVIOUS AREA = 26,373± SQ. FT.
 PARKING REQUIRED: 75 STALLS (5 STALLS PER 1000 SQ. FT.)
 PARKING PROVIDED: 87 STALLS (5.8 STALLS PER 1000 SQ. FT.) (INCLUDES 4 ADA)
 BICYCLE PARKING: (REQUIRED = 7.5(10%); PROVIDED = 8)

EXISTING ZONING:

ACP-2; ACTIVITY CENTER PLANNED GENERAL BUSINESS.

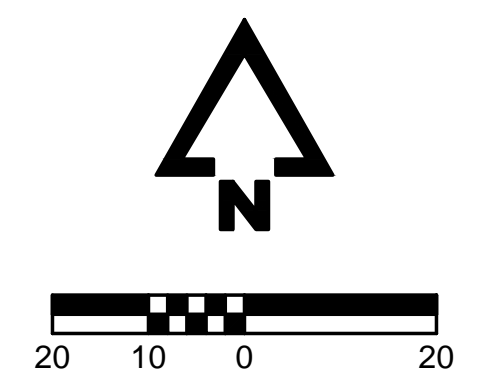
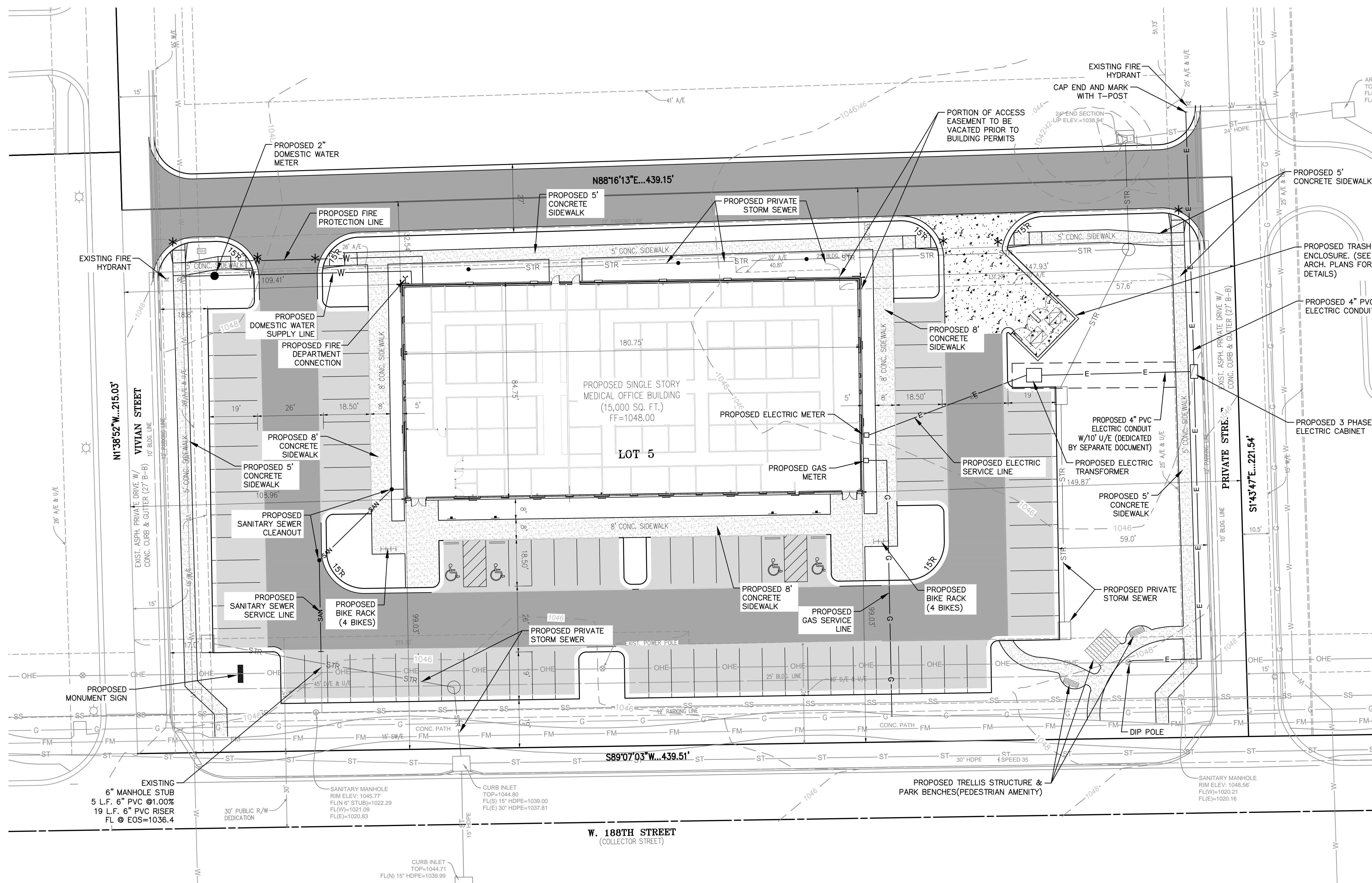
UTILITY NOTE:

VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THE LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 1-800-344-7233, KANSAS OR 1-800-344-7483, MISSOURI.

POWER: CITY OF GARDNER
 913-856-0985
 GAS: KANSAS GAS SERVICE
 913-599-8933
 WATER: CITY OF GARDNER
 913-856-0980
 SEWER: CITY OF GARDNER
 913-856-0980
 TELEPHONE: SPECTRUM
 913-643-1901

MECHANICAL EQUIPMENT SCREENING NOTE:

ANY GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED.



LEGEND

	FIRE HYDRANT		ADA SIDEWALK RAMP
	POWER POLE		LIGHT DUTY ASPHALT PAVEMENT
	LIGHT POLE		HEAVY DUTY ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE		CONCRETE PAVEMENT
	OVERHEAD POWER		CONCRETE SIDEWALK
	SANITARY SEWER LINE		
	GAS LINE		
	SANITARY FORCE MAIN		
	EXISTING STORM SEWER LINE		
	WATERLINE		
	PROPOSED STORM SEWER LINE		

- BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON JOHNSON COUNTY VERTICAL DATUM JOHNSON COUNTY BENCHMARK NETWORK BERNSTEIN ALUMINUM DISK STAMPED #1106 IN EAST END OF THE NORTH HEADWALL OF RCB ON NORTH SIDE OF 191ST STREET 0.5± MILES EAST OF GARDNER ROAD. ELEVATION = 1025.79
- A. SQUARE CUT IN CENTER OF FRONT FACE OF CURB INLET ON EAST SIDE OF GARDNER ROAD AT MIDDLE OF PHILLIPS 66 (18865 GARDNER ROAD). ELEVATION = 1044.15
- B. SQUARE CUT ON NORTHWEST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER PAD AT NORTHEAST CORNER OF GROUNDHOUSE COFFEE (18855 GARDNER ROAD). ELEVATION = 1046.77
- C. RAILROAD SPIKE WEST SIDE OF 5TH POWER POLE EAST OF GARDNER ROAD IN THE SOUTHEAST CORNER OF THIS DEVELOPMENT. ELEVATION = 1050.08
- D. RAILROAD SPIKE WEST SIDE OF 8TH POWER POLE EAST OF GARDNER ROAD SOUTHEAST CORNER OF THE NEW LIFE COMMUNITY CHURCH PROPERTY (29200 W. 188TH STREET). ELEVATION = 1041.94
- E. SQUARE CUT IN THE CENTER OF FRONT FACE OF CURB INLET ON SOUTH SIDE OF 188TH STREET, FIRST INLET EAST OF VIVIAN ROAD. ELEVATION = 1044.62

DEVELOPER:
 GARDNER MOB OWNER, LLC
 488 TERRINGTON DRIVE
 BALLWIN, MO 63021
 ATTN: TIM BREECE
 PHONE: (314)503-5006
 EMAIL: TIM.BREECE@GMAIL.COM

ENGINEERS:
 MCCLURE ENGINEERING CO.
 11031 STRANG LINE ROAD
 LENEXA, KANSAS 66215
 ATTN: TOM SMITH
 PHONE: (913) 888-7800
 FAX: (913) 888-7868
 EMAIL: TOM.SMITH@MCCLUREVISION.COM

MCCLURE ENGINEERING CO.
 11031 Strang Line Road
 Lenexa, KS 66215
 913.888.7800 FAX: 913.888.7868
 SURVEYING | ENGINEERING | CONSTRUCTION



SANO GARDNER MOB
GARDNER, KANSAS
PLAZA SOUTH, LOT 5

Date	07/01/2024
Job Number	P-XXXX.XX
Drawn By	GSW
Checked By	TMS

Revision		
Number	Date	Description
1	7-19-2024	City Comments
2	8-08-2024	City Comments

C-1.00

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SITE PLAN

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 Aug 08, 2024, 10:12am

PRELIMINARY & FINAL SITE DEVELOPMENT PLAN
LOT 5 - PLAZA SOUTH
 PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST,
 CITY OF GARDNER, JOHNSON COUNTY, KANSAS

OWNER: FRONTIER COMMUNITY CREDIT UNION
 ZONING: ACP-2
 USE: BRANCH BANK

OWNER: PLAZA SOUTH DEVELOPERS, LLC
 ZONING: ACP-2
 USE: VACANT

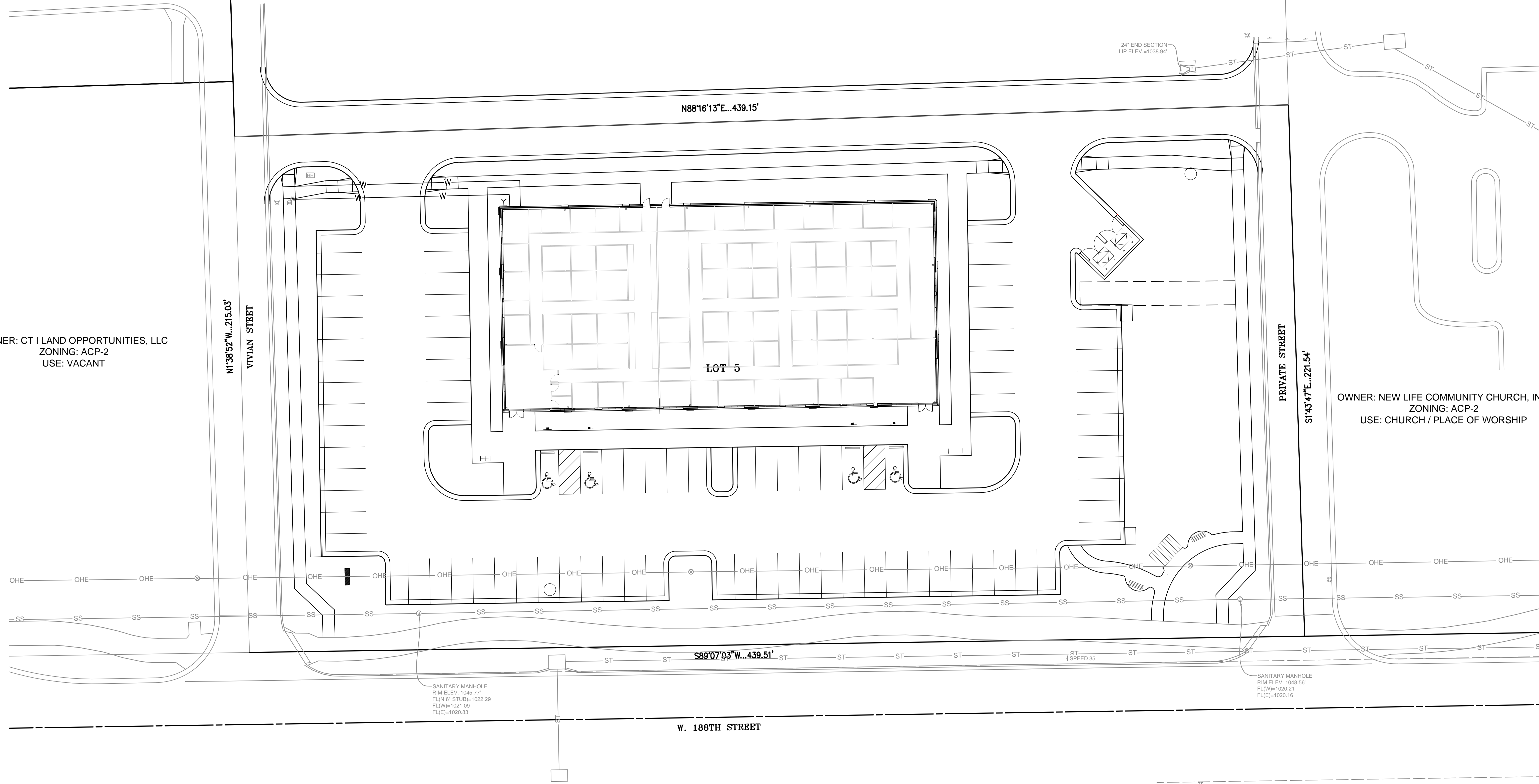
OWNER: CT I LAND OPPORTUNITIES, LLC
 ZONING: ACP-2
 USE: VACANT

OWNER: NEW LIFE COMMUNITY CHURCH, INC.
 ZONING: ACP-2
 USE: CHURCH / PLACE OF WORSHIP

OWNER: THREE WILLOW, LLC
 ZONING: C-2
 USE: FAST FOOD RESTAURANT

OWNER: OLATHE MEDICAL CENTER, INC.
 ZONING: C-2
 USE: VACANT

OWNER: OLATHE MEDICAL CENTER, INC.
 ZONING: C-2
 USE: VACANT



PRELIMINARY,
 NOT FOR
 CONSTRUCTION,
 RECORDING
 PURPOSES, OR
 IMPLEMENTATION
6/21/2024

License - Missouri #A-2011012130



ACI/Boland, Inc.
 Kansas City | St. Louis
 1710 Wyandotte
 Kansas City, MO 64108
 T: 816.763.9600
 Licensee's Certificate of Authority Number:
 Missouri: #000958

CIVIL
 McCLURE
 11031 STRANG LINE ROAD
 LENEXA, KS 66215
 T: 913-307-2522
 Licensee's Certificate of Authority Number:
 E2723

**SANO GARDNER MOB
 GARDNER, KANSAS
 PLAZA SOUTH, LOT 5**

Date 07/01/2024
 Job Number P-XXXX.XX
 Drawn By GSW
 Checked By TMS

Number	Date	Description
1	7-19-2024	City Comments
2	8-08-2024	City Comments

Revision

Number Date Description

1 7-19-2024 City Comments

2 8-08-2024 City Comments

C-1.01
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 SURROUNDING PROPERTY OWNERS

NOTE:
 ADJOINING PROPERTY OWNER, USE AND ZONING INFORMATION
 WAS TAKEN FROM THE JOHNSON COUNTY AIMS SITE.

DEVELOPER:
 GARDNER MOB OWNER, LLC
 BALLWIN, MO 63021
 ATTN: TIM BREECE
 PHONE: (314)503-5006
 EMAIL: TIM.BREECE@GMAIL.COM

ENGINEERS:
 MCCLURE ENGINEERING CO.
 11031 STRANG LINE ROAD
 LENEXA, KANSAS 66215
 ATTN: TOM SMITH
 PHONE: (913) 889-7800
 FAX: (913) 889-7868
 EMAIL: TOM.SMITH@MCCLUREVISION.COM

McCLURE ENGINEERING CO.
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 913.888.7800 FAX: 913.888.7868
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 Aug 08, 2024, 10:11am

PRELIMINARY & FINAL SITE DEVELOPMENT PLAN
LOT 5 - PLAZA SOUTH
 PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST,
 CITY OF GARDNER, JOHNSON COUNTY, KANSAS

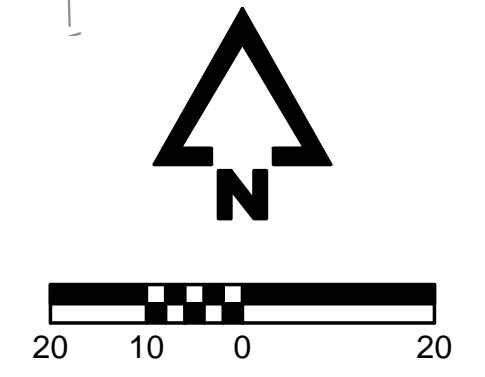
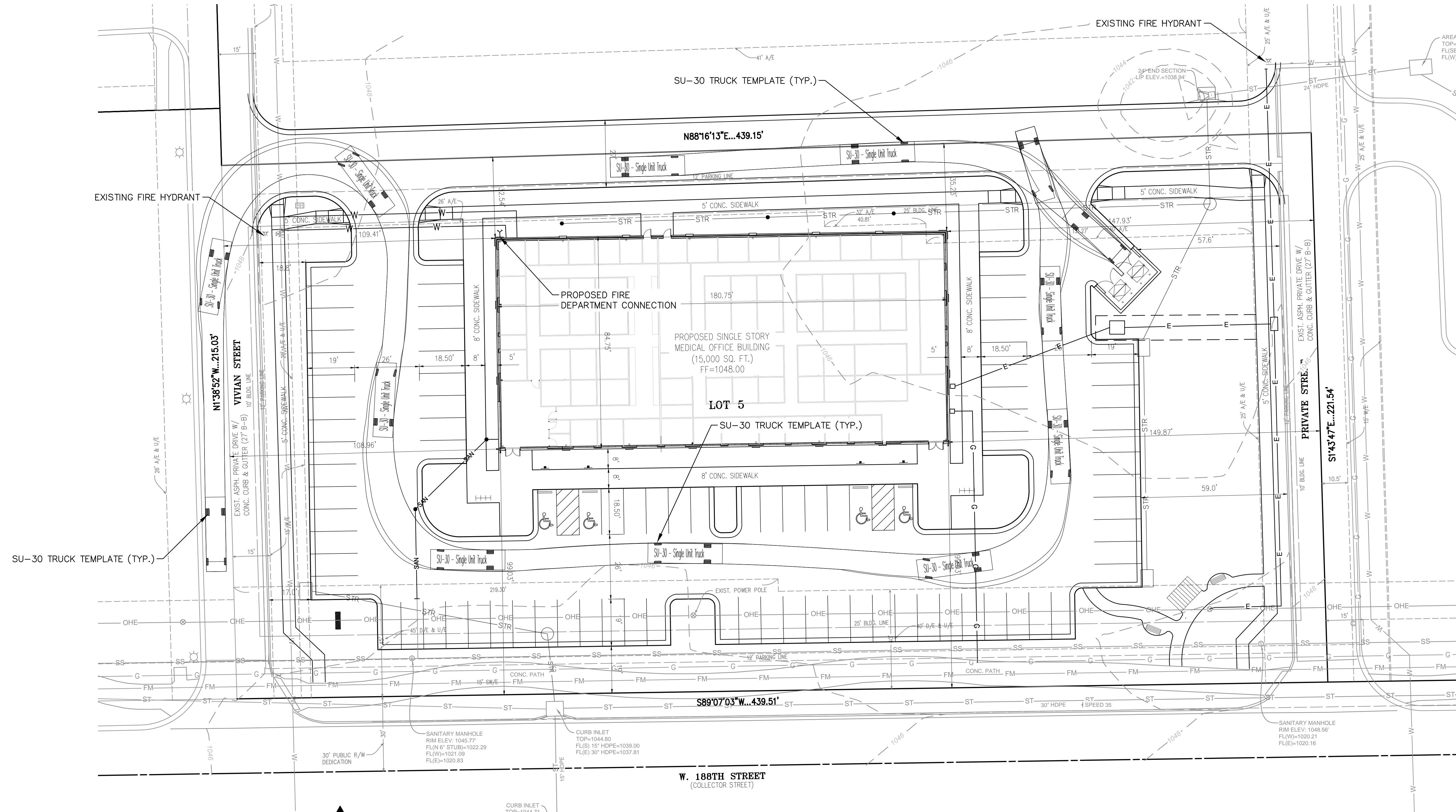
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 LENEXA, KS 66215
 T: 913-307-2522
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LEGEND

- ⊗ FIRE HYDRANT
- ⊕ POWER POLE
- ☼ LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- OHP- OVERHEAD POWER
- SS- SANITARY SEWER LINE
- G- GAS LINE
- FM- SANITARY FORCE MAIN
- ST- EXISTING STORM SEWER LINE
- W- WATERLINE
- STR- PROPOSED STORM SEWER LINE

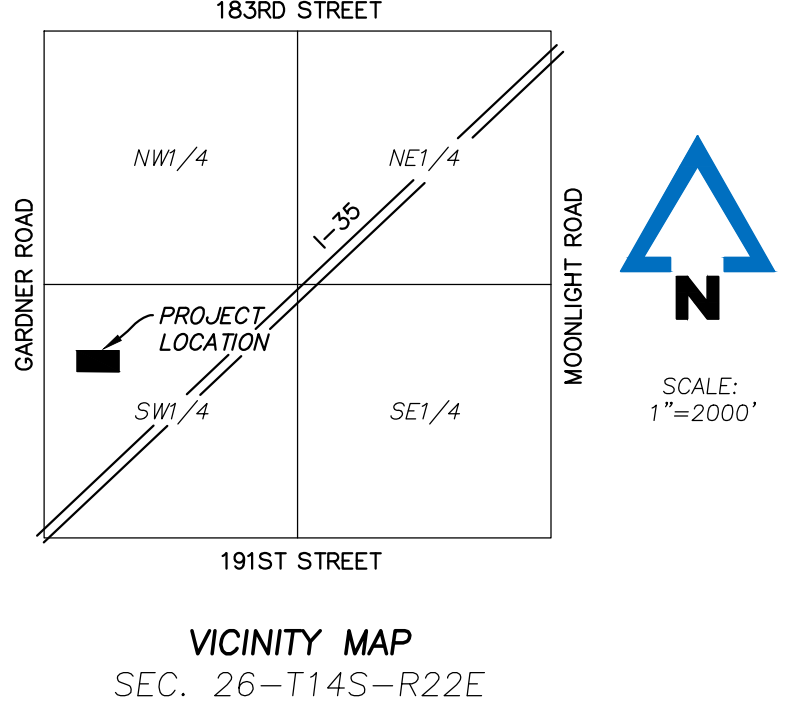
FIRE HYDRANT NOTE:

THE DEVELOPER WILL BE REQUIRED TO EXTEND ALL WATER MAINS NECESSARY TO PROVIDE A 400' HOSE REACH FROM ALL FIRE HYDRANTS. IN ADDITION, A FIRE DEPARTMENT CONNECTION MUST BE INSTALLED WITHIN 100' OF THE NEAREST FIRE HYDRANT FOR EACH BUILDING.

UTILITY NOTE:

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POWER: CITY OF GARDNER
 913-856-0985
 GAS: KANSAS GAS SERVICE
 913-599-8933
 WATER: CITY OF GARDNER
 913-856-0980
 SEWER: CITY OF GARDNER
 913-856-0980
 TELEPHONE: SPECTRUM
 913-643-1901



DEVELOPER:
 GARDNER MOB OWNER, LLC
 488 TERRINGTON DRIVE
 BALLWIN, MO 63021
 ATTN: TM BREECE
 PHONE: (314)503-5006
 EMAIL: TM.BREECE@GMAIL.COM

ENGINEERS:
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**SANO GARDNER MOB
 GARDNER, KANSAS
 PLAZA SOUTH, LOT 5**

Date	07/01/2024
Job Number	P-XXXX.XX
Drawn By	GSW
Checked By	TMS

Number	Date	Description
1	7-19-2024	City Comments
2	8-08-2024	City Comments

C-1.02

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 SU-30 TRUCK TURNING PLAN

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PRELIMINARY & FINAL SITE DEVELOPMENT PLAN
LOT 5 - PLAZA SOUTH
 PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 22 EAST,
 CITY OF GARDNER, JOHNSON COUNTY, KANSAS

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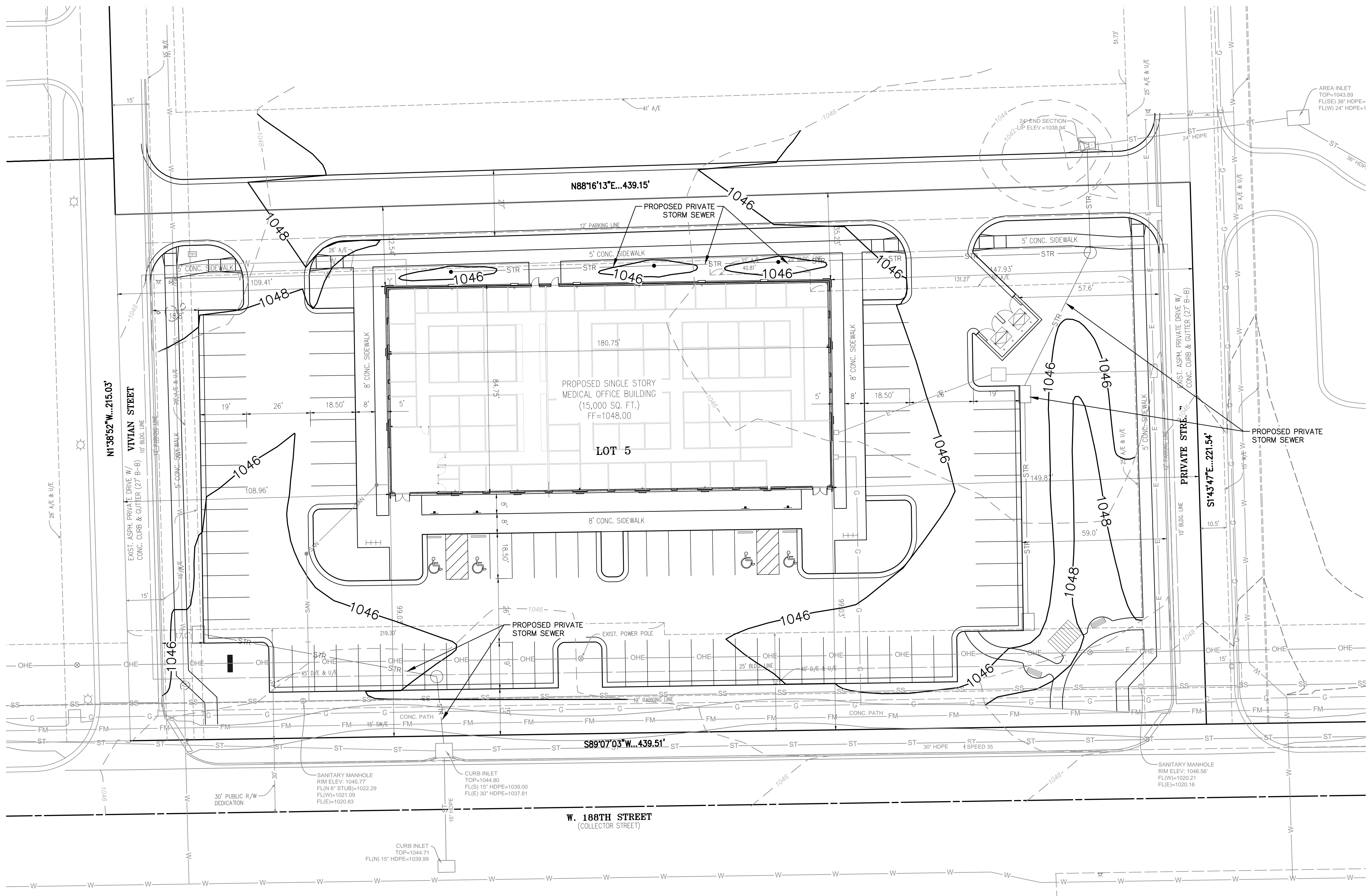
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 11031 Strang Line Road
 Lenexa, KS 66215
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GENERAL NOTES:
 ENCROACHMENTS SUCH AS TELEPHONE, TELEGRAPH, AND POWER LINES SHALL BE MOVED BY THE UTILITY.
 THE LOCATIONS OF THE UTILITY LINES AS SHOWN ON THESE PLANS ARE APPROXIMATE.
 ALL UNDERGROUND UTILITIES SHALL BE PLACED IN GOOD CONDITION AND ADJUSTED TO FIT THE NEW CONSTRUCTION BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
 ALL VALVES, METER BOXES, HYDRANTS, MANHOLES, ETC. SHALL BE MOVED OR ADJUSTED AS REQUIRED BY THE NEW CONSTRUCTION BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
 ALL STORM SEWER, CURB INLET AND END SECTION EXCAVATION, INCLUDING ROCK EXCAVATION AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OVERLAND PARK STANDARDS.
 ALL DISTURBED AREAS WITHIN THE RIGHT-OF WAY SHALL BE SODDED.
 ALL EROSION CONTROL DETAILS SHALL CONFORM TO THE CITY OF OVERLAND PARK'S STANDARD DETAILS.
 NOTE: CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS.
 ALL GRADING SHALL NOT EXCEED A 3:1 SLOPE.
 ALL AREAS DISTURBED ON-SITE SHALL BE SEEDED. STABILIZATION OF DISTURBED AREAS WITH HYDRO-SEEDING OR APPLICATION OF MULCH. ACTIVITIES SHALL BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING CONSTRUCTION ACTIVITIES CEASE. FOR AREAS OFF-SITE SEE RESTORATION NOTE THIS SHEET.
 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF THE PROJECT. IF THE CITY DETERMINES THAT THE MEASURES IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATIVE MEASURES THAT PROVIDE EFFECTIVE CONTROL.
 FOR TREE PROTECTION AND TREE REMOVAL, SEE LANDSCAPE PLANS.

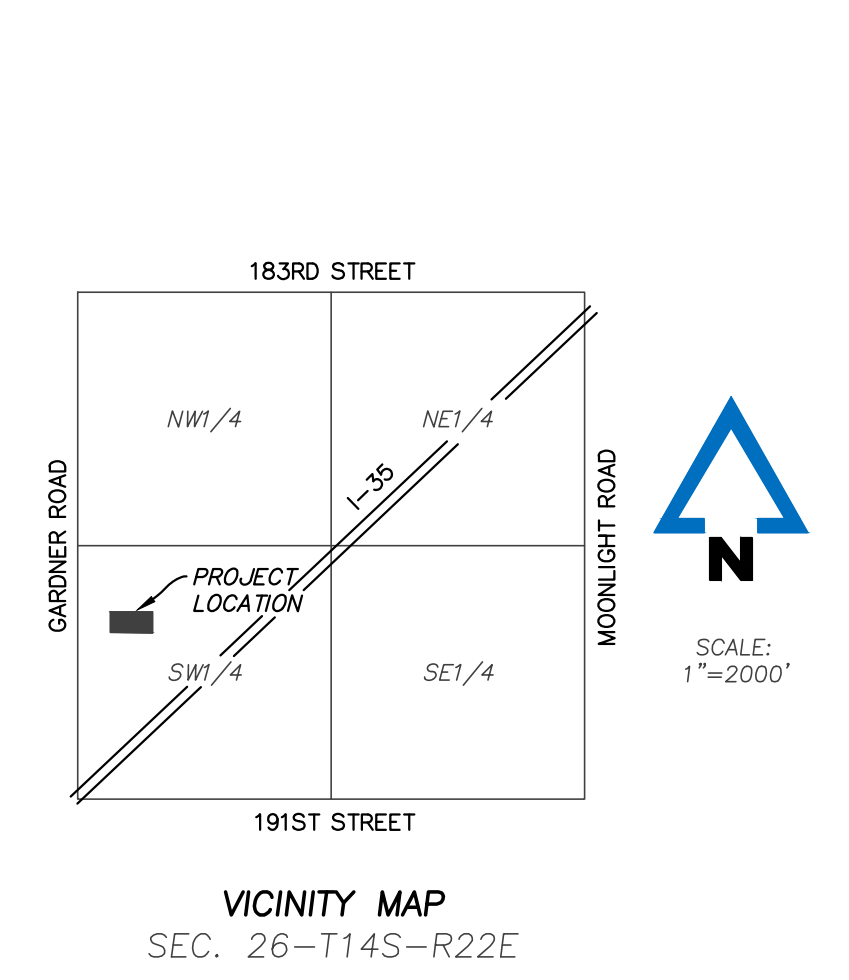
NOTE:
 EXISTING CONTOURS SHOWN ARE A COMBINATION OF JOHNSON COUNTY AIMS AND PLANNED ELEVATIONS PER THE GRADING PLANS OF THE ADJOINING PROJECTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

RESTORATION NOTE:
 ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO ENTRY. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY OWNER AND THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.

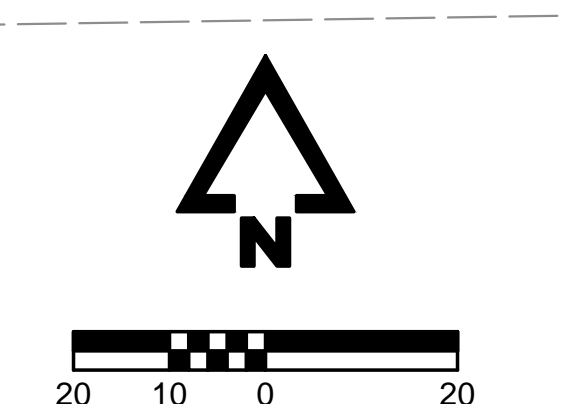
EXISTING SIDEWALK & DRIVE RESTORATION NOTE:
 ALL ASPHALT PAVEMENT AND CONCRETE SIDEWALK TO BE REMOVED FOR INSTALLATION OF THE PARKING LOT, BUILDING & STORM SEWER SHALL BE SAW-CUT FULL DEPTH AND REPLACED. ANY CURB, SIDEWALK, PAVEMENT, ETC... DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO AN EQUAL CONDITION OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION AT THE CONTRACTOR'S EXPENSE. RESTORATION SHALL BE COMPLETED AND ACCEPTED BY THE CITY AND THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.

UTILITY NOTE:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES, CALL 1-800-344-7233, KANSAS OR 1-800-344-7483, MISSOURI.

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 913-856-0980
SEWER: CITY OF GARDNER
 913-856-0990
TELEPHONE: SPECTRUM
 913-643-1901



- BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON JOHNSON COUNTY VERTICAL DATUM JOHNSON COUNTY BENCHMARK NETWORK BERNSTEIN ALUMINUM DISK STAMPED #1106 IN EAST END OF THE NORTH HEADWALL OF R26 ON NORTH SIDE OF 191ST STREET 0.5± MILES EAST OF GARDNER ROAD. ELEVATION = 1025.79
- A. SQUARE CUT IN CENTER OF FRONT FACE OF CURB INLET ON EAST SIDE OF GARDNER ROAD AT MIDDLE OF PHILLIPS 66 (18865 GARDNER ROAD). ELEVATION = 1044.15
 - B. SQUARE CUT ON NORTHWEST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER PAD AT NORTHEAST CORNER OF GROUNDHOUSE COFFEE (18855 GARDNER ROAD). ELEVATION = 1046.77
 - C. RAILROAD SPIKE WEST SIDE OF 5TH POWER POLE EAST OF GARDNER ROAD IN THE SOUTHEAST CORNER OF THE NEW LIFE COMMUNITY CHURCH PROPERTY (29200 W. 188TH STREET). ELEVATION = 1041.94
 - D. RAILROAD SPIKE WEST SIDE OF 8TH POWER POLE EAST OF GARDNER ROAD SOUTHEAST CORNER OF THE NEW LIFE COMMUNITY CHURCH PROPERTY (29200 W. 188TH STREET). ELEVATION = 1041.94
 - E. SQUARE CUT IN THE CENTER OF FRONT FACE OF CURB INLET ON SOUTH SIDE OF 188TH STREET, FIRST INLET EAST OF VIVIAN ROAD. ELEVATION = 1044.62



- LEGEND**
- ⊙ FIRE HYDRANT
 - ⊗ POWER POLE
 - ⊙ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - OHP- OVERHEAD POWER
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SANO GARDNER MOB
GARDNER, KANSAS
PLAZA SOUTH, LOT 5

Date	07/01/2024
Job Number	P-XXXX.XX
Drawn By	GSW
Checked By	TMS

Revision		
Number	Date	Description
1	7-19-2024	City Comments
2	8-08-2024	City Comments

C-2.00
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 SITE GRADING PLAN

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PRELIMINARY & FINAL SITE DEVELOPMENT PLAN
LOT 5 - PLAZA SOUTH
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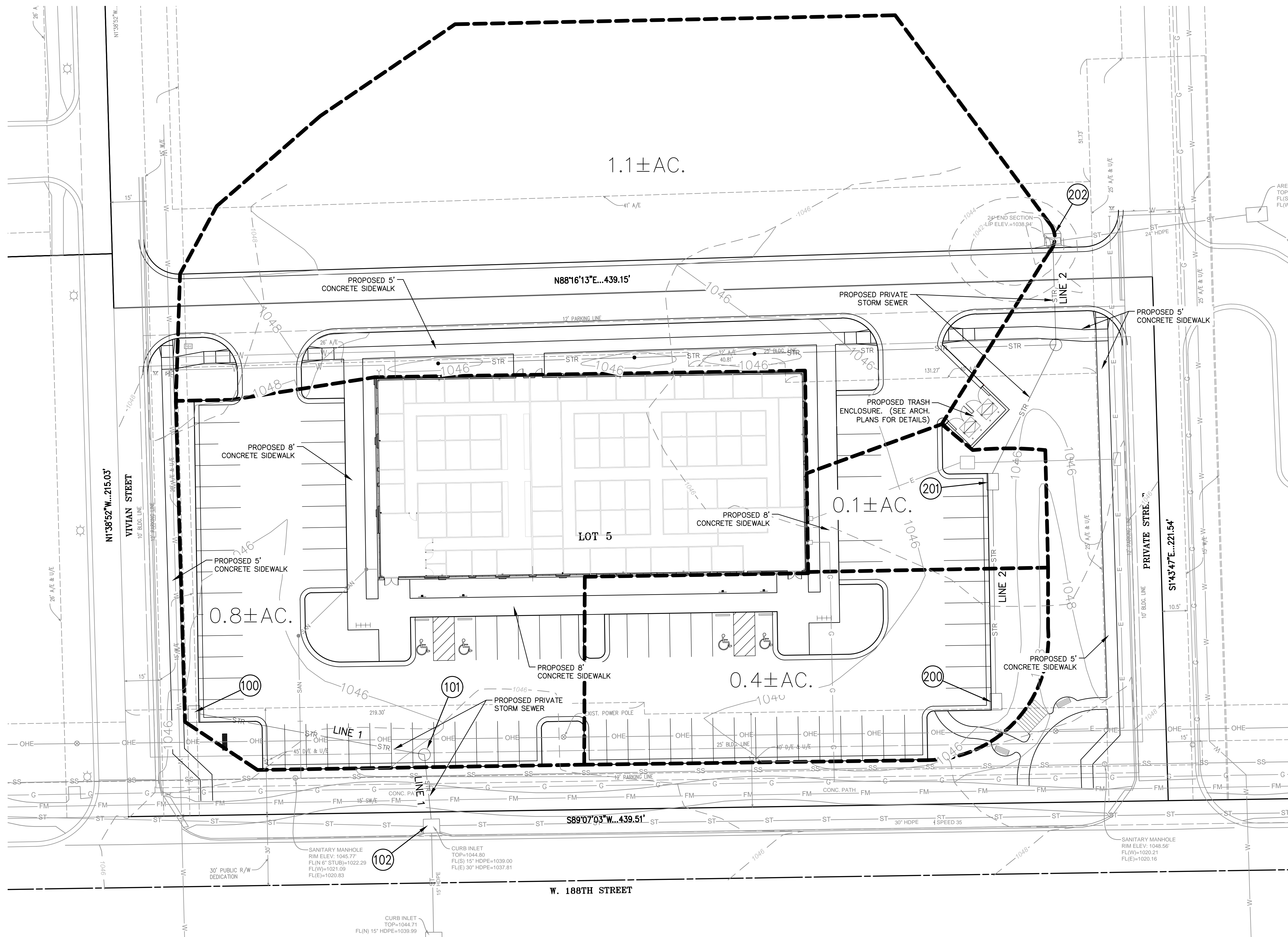
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DESCRIPTION:

ALL OF LOT 5, PLAZA SOUTH, A SUBDIVISION OF LAND IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS.

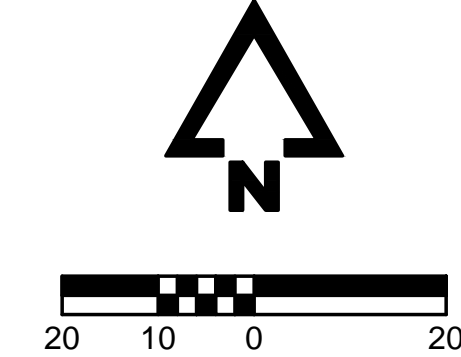
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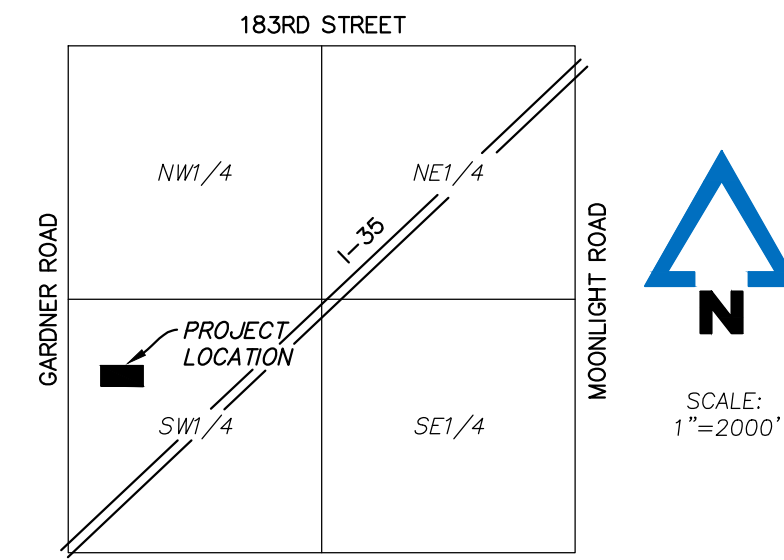
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- B. SQUARE CUT ON NORTHWEST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER PAD AT NORTHEAST CORNER OF GROUNDHOUSE COFFEE (18855 GARDNER ROAD). ELEVATION = 1046.77
- C. RAILROAD SPIKE WEST SIDE OF 5TH POWER POLE EAST OF GARDNER ROAD IN THE SOUTHEAST CORNER OF THIS DEVELOPMENT. ELEVATION = 1050.08
- D. RAILROAD SPIKE WEST SIDE OF 8TH POWER POLE EAST OF GARDNER ROAD SOUTHEAST CORNER OF THE NEW LIFE COMMUNITY CHURCH PROPERTY (29200 W. 188TH STREET). ELEVATION = 1041.94



LEGEND

- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- OVERHEAD POWER
- SANITARY SEWER LINE
- GAS LINE
- SANITARY FORCE MAIN
- EXISTING STORM SEWER LINE
- WATERLINE
- PROPOSED STORM SEWER LINE



VICINITY MAP
 SEC. 26-T14S-R22E

LINE NO.	STR. NO.	I. RUNOFF										II. STRUCTURE										III. PIPE DESIGN										HYDRAULIC NOTES
		"C"	"A"	ADD. AREA	TOTAL AREA	TOTAL "AxC"	"Tc"	FREQ.	"K"	C x K	C x K x A	"T"	"Q"	DESIGN FREQ.	HYDROLOGY NOTES	UP STR.	LOW HEIGHT	"D"	"n"	"S"	"T"	"d"	"Vd"	"Vp"	"Qd"	"Qcap"						
		(AC.)	(AC.)	(AC.)	(AC.)	(AC.)	(MIN.)	(YR.)	(YR.)			(IN.)	(CFS)	(YR.)			(IN.)	(%)	(MIN.)	(IN.)	(FPS)	(FPS)	(CFS)	(CFS)								
1	100	0.81	0.80		0.80	0.65	5.00	10	1.00	0.81	0.65	7.35	4.78	100		100	101	18	0.013	0.64	0.18	14.47	5.42	4.76	8.26	8.40						
								25	1.10	0.89	0.71	8.53	6.07	100																		
								100	1.25	1.00	0.80	10.32	8.26	100																		
	101	0.81	0.00		0.80	0.65	5.18	10	1.00	0.81	0.65	7.30	4.73	100		101	102	18	0.013	0.64	0.03	14.36	5.42	4.76	8.20	8.40						
								25	1.10	0.89	0.71	8.46	6.03	100																		
								100	1.25	1.00	0.80	10.25	8.20	100																		
2	200	0.81	0.40		0.40	0.32	5.00	10	1.00	0.81	0.32	7.35	2.38	100		200	201	15	0.013	0.50	0.24	11.16	4.22	3.72	4.13	4.57						
								25	1.10	0.89	0.36	8.53	3.04	100																		
								100	1.25	1.00	0.40	10.32	4.13	100																		
	201	0.81	0.10		0.50	0.41	5.24	10	1.00	0.81	0.41	7.28	2.95	100		201	202	15	0.013	0.64	0.03	12.15	4.80	4.21	5.11	5.17						
								25	1.10	0.89	0.45	8.45	3.78	100																		
								100	1.25	1.00	0.50	10.22	5.11	100																		
202	0.81	1.10		1.60	1.30	5.27	10	1.00	0.81	1.30	7.27	9.42	100		202	Exist	24	0.013	1.13	0.02	14.50	8.24	7.65	16.34	24.05							
							25	1.10	0.89	1.42	8.43	12.01	100																			
							100	1.25	1.00	1.60	10.21	16.34	100																			

DEVELOPER:
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 BALLWIN, MO 63021
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**SANO GARDNER MOB
 GARDNER, KANSAS
 PLAZA SOUTH, LOT 5**

Date 07/01/2024
 Job Number P-XXXX.XX
 Drawn By GSW
 Checked By TMS

Revision
 Number Date Description
 1 7-19-2024 City Comments
 2 8-08-2024 City Comments

C-3.00

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 STORM DRAINAGE MAP & CALCULATIONS

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FINAL SITE DEVELOPMENT PLAN
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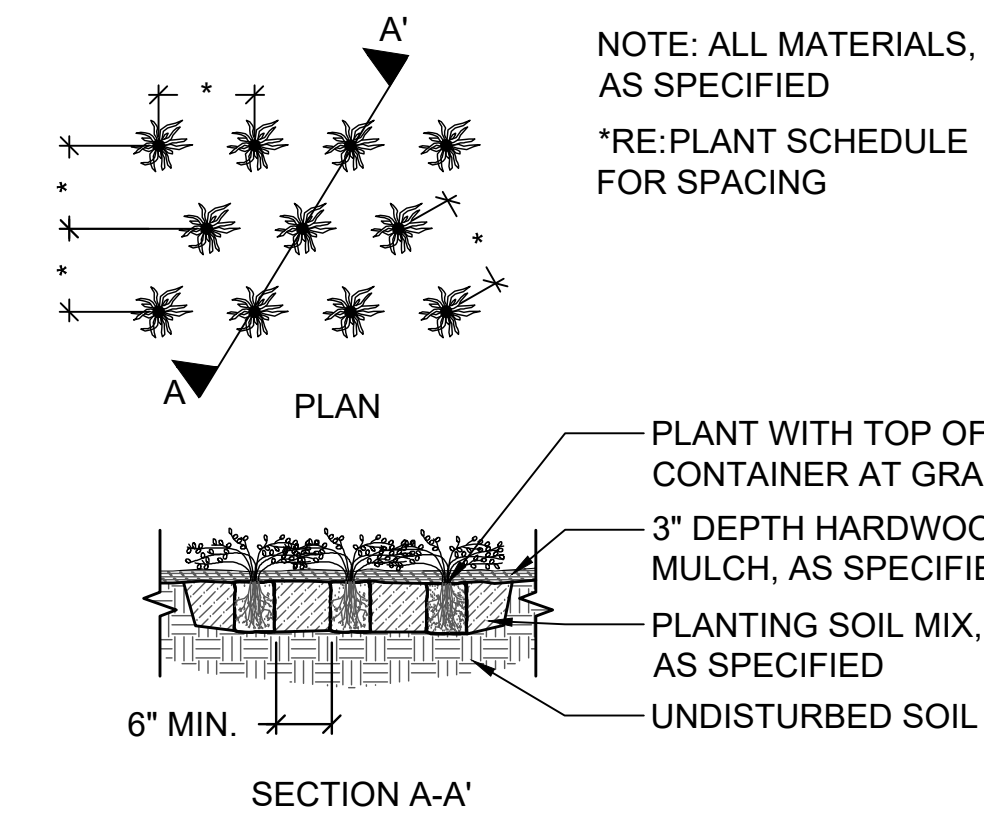
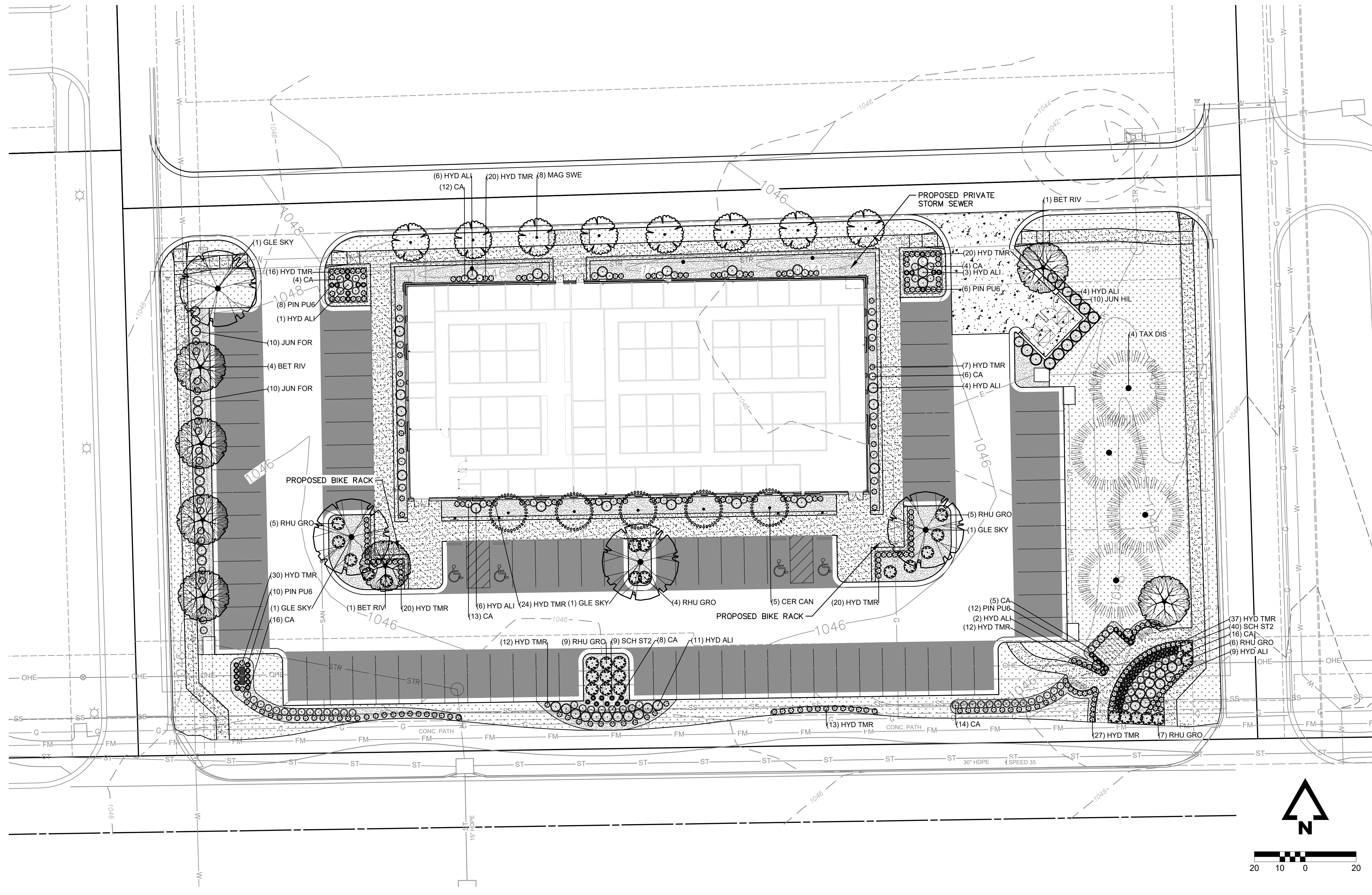
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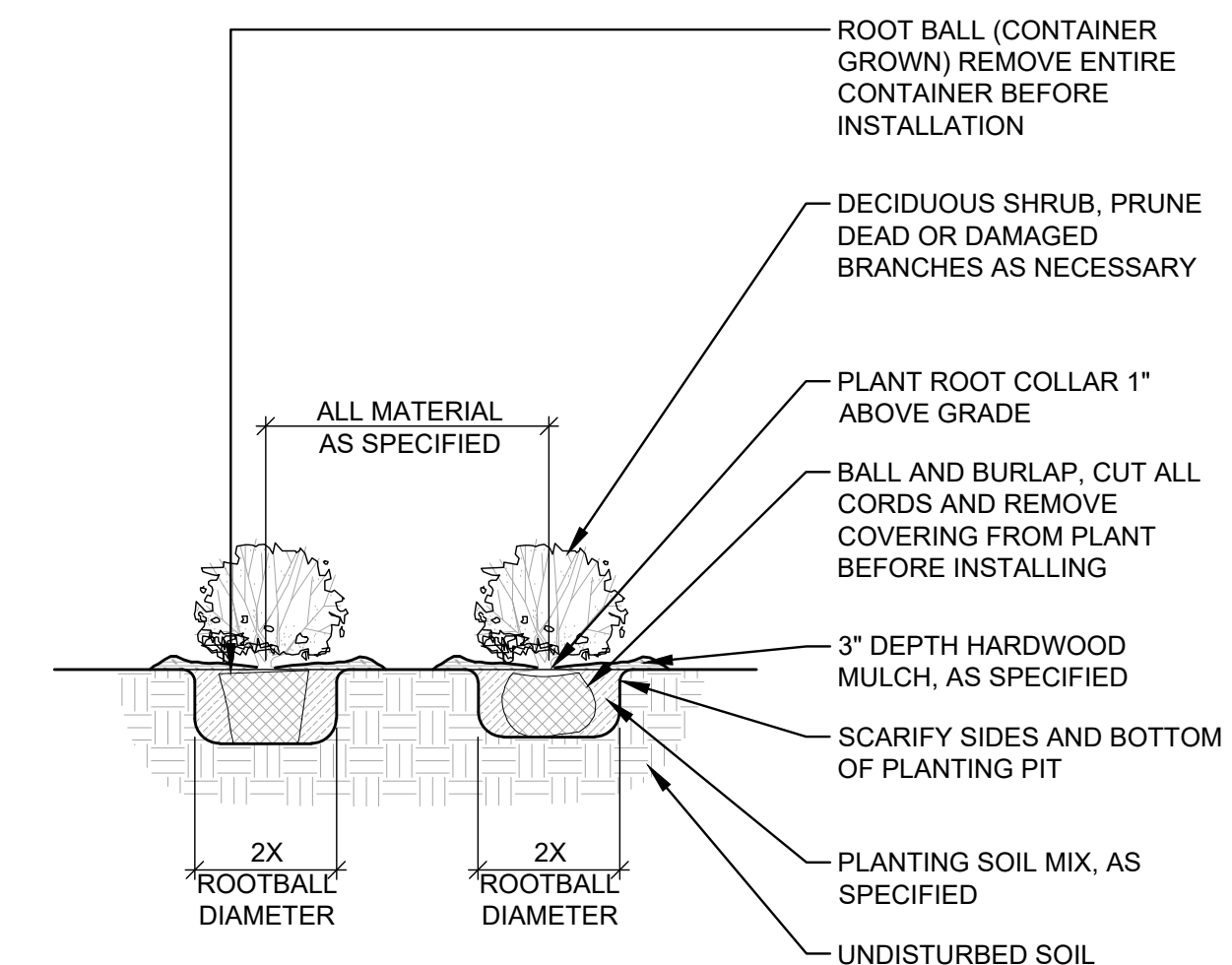
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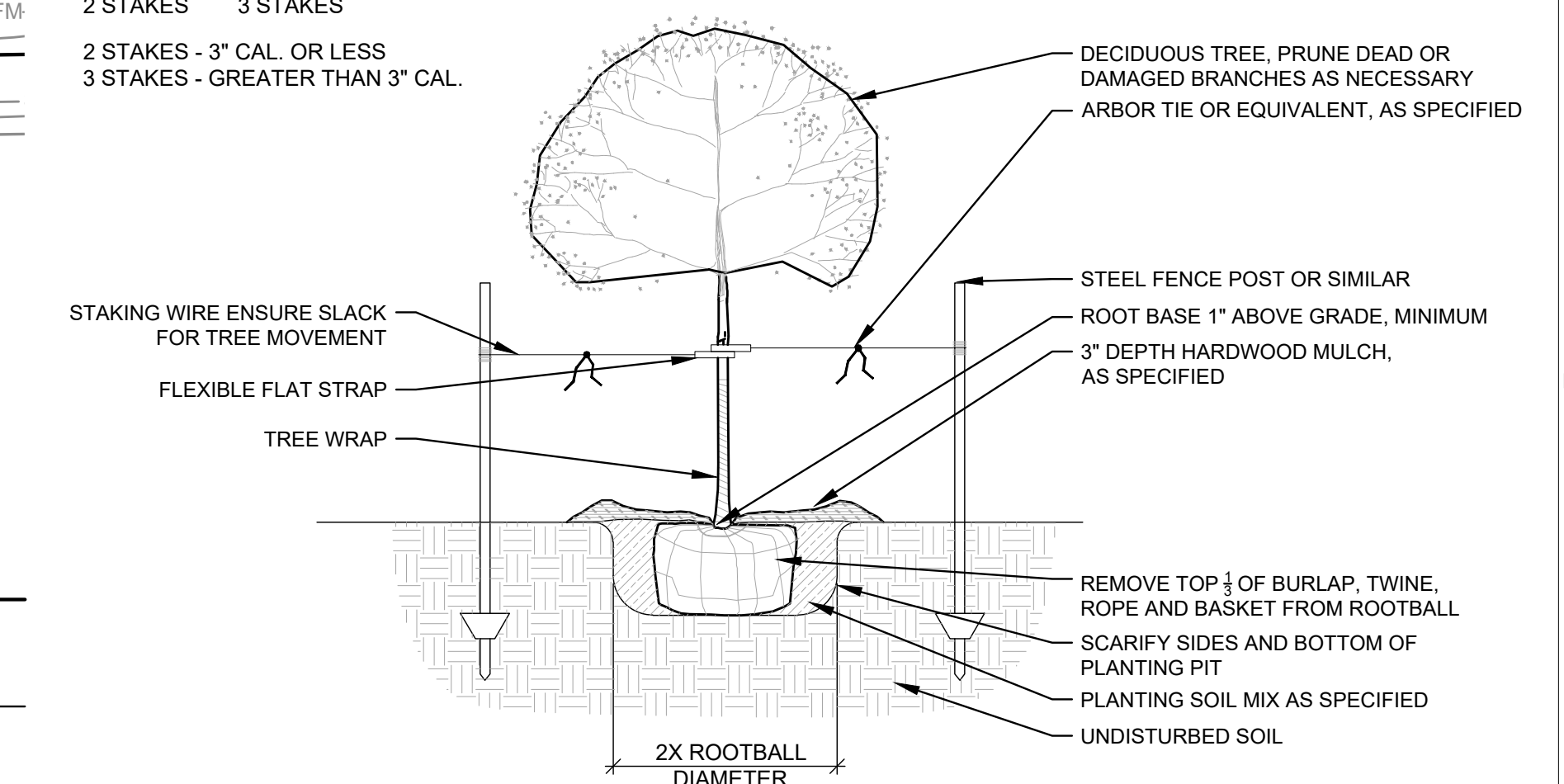
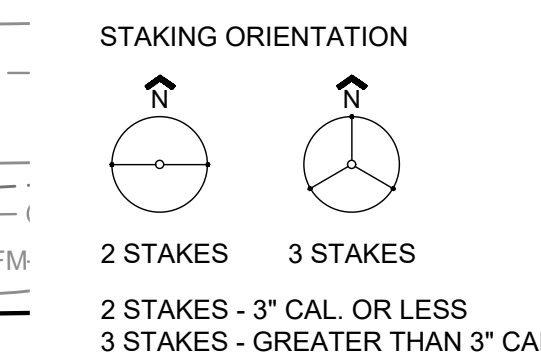
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1 GROUNDCOVER PLANTING
 1" = 1'-0" 329333.01-03



3 SHRUB AND PERENNIAL PLANTING
 1/2" = 1'-0" 329333.01-04



2 DECIDUOUS TREE PLANTING
 1/2" = 1'-0" 329343.01-03

1 LANDSCAPE PLAN
 SCALE: 1" = 20'

LANDSCAPE REQUIREMENTS	
PER CHAPTER 17.06 OF THE CITY OF GARDNER, KANSAS SITE AND LANDSCAPE STANDARDS:	
FOUNDATION PLANTING (TABLE 8-1)	PROVIDED
FOUNDATION PLANTING AREAS SHALL EXIST ALONG AT LEAST 25% OF STREET-FACING FACADES AND BE AT LEAST 8" DEEP	PROVIDED PER PLAN - NORTH SIDE
1 SMALL TREE FOR EVERY 40 LF OF FOUNDATION	PROVIDED PER PLAN
1 SHRUB FOR EVERY 10 LF OF FOUNDATION	PROVIDED PER PLAN
PARKING AREAS (TABLE 8-1)	PROVIDED
1 LARGE OR MEDIUM TREE FOR EACH 40 SPACES (87)	2 REQUIRED; 5 PARKING TREES PROVIDED
1 SHRUB FOR EVERY 5 LF OF PERIMETER BUFFER ALONG FRONTAGE / STREET	PROVIDED PER PLAN
1 LARGE OR MEDIUM TREE FOR EVERY 30 LF OF PERIMETER BUFFER	PROVIDED PER PLAN
BUFFER PLANTING REQUIREMENTS (TABLE 8-2)	PROVIDED
LEVEL 1 - A: REQUIREMENT: NA	NO BUFFERS REQUIRED PER ZONING

PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	TREES
SHRUBS					
	CA	119	Cornus sericea 'Farrow' TM / Arctic Fire Red Twig Dogwood	5 gal	BET RIV 7 Betula nigra / River Birch B&B, 2" Cal.
	HYD TMR	261	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	5 gal	CER CAN 5 Cercis canadensis / Eastern Redbud B&B, 1.5" Cal.
	HYD ALI	50	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	5 gal	GLE SKY 4 Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust B&B, 2" Cal.
	JUN FOR	10	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	JUN HIL 10 Juniperus virginiana 'Hillspire' / Hillspire Eastern Redcedar 6'-8' Ht.
	PIN PU6	36	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal	MAG SWE 8 Magnolia virginiana / Sweetbay Magnolia B&B, 1.5" Cal.
	RHU GRO	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	TAX DIS 4 Taxodium distichum / Bald Cypress B&B, 2" Cal.
	SCH ST2	49	Schizachyrium scoparium / Standing Ovation Little Bluestem	1 gal	
GROUND COVERS					
	FH	17,211 sf	Festuca var. / Heat-Tolerant Fescue Sod	SF	
	RR	1,344 sf	Rock Mulch / Native Buff Rock	SF	
	WM	6,395 sf	Wood Mulch / Cedar Wood Mulch	SF	

DEVELOPER:
 XXXXXXXX
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 LENEXA, KANSAS 66215
 ATTN: TOM SMITH
 PHONE: (913) 888-7800
 FAX: (913) 888-7868
 EMAIL: TOM.SMITH@MCCLUREVISION.COM

McCLURE ENGINEERING CO.
 11031 Strang Line Road
 Lenexa, KS 66215
 913.888.7800 FAX: 913.888.7868
 SURVEYING | ENGINEERING | CONSTRUCTION

McCLURE
 ENGINEERING CO.
 building strong communities.

SANO GARDNER MOB
 GARDNER, KANSAS
 PLAZA SOUTH, LOT 5

Date 07/01/2024
 Job Number P-XXXX.XX
 Drawn By GSW
 Checked By TMS

Revision
 Number Date Description
 1 7-19-2024 City Comments
 2 8-08-2024 City Comments

L-1.00

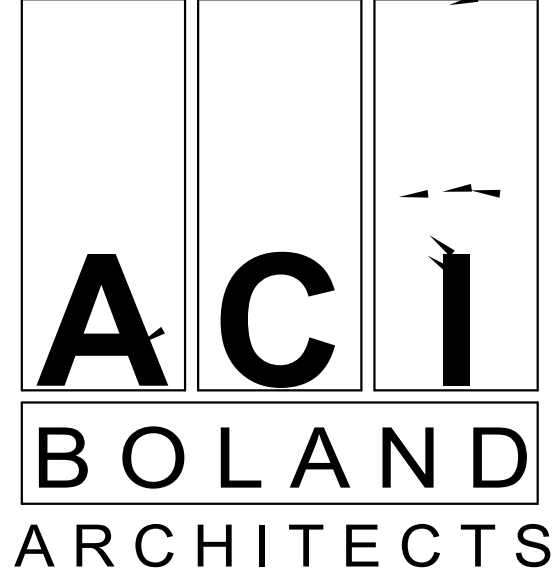
LANDSCAPE PLAN

P:\2024\001419-000\04-Drawings_Landscape\2024001419-000_LS.dwg
 Aug 08, 2024 4:05pm

EXTERIOR FINISH LEGEND

MARK	MATERIAL	MANUF	COLOR/PATTERN	DIMENSION
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PRELIMINARY,
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES, OR
IMPLEMENTATION
6/28/2024 4:55:40 PM



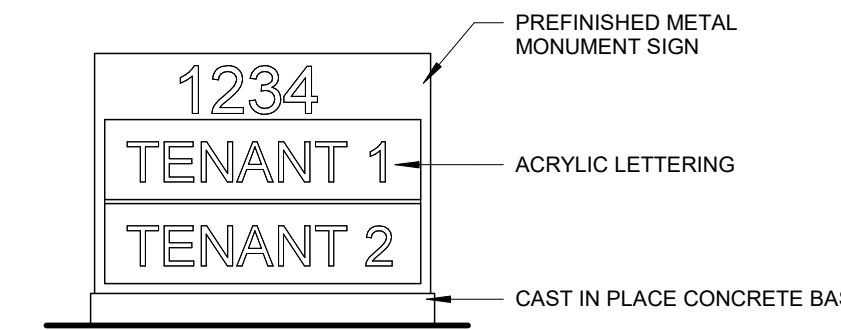
ACI/Boland, Inc.
Kansas City | St. Louis
1710 Wyandotte
Kansas City, MO 64108
T: 816.763.9600
Licensee's Certificate of Authority Number:
Missouri: #000958

CIVIL CONSULTANT

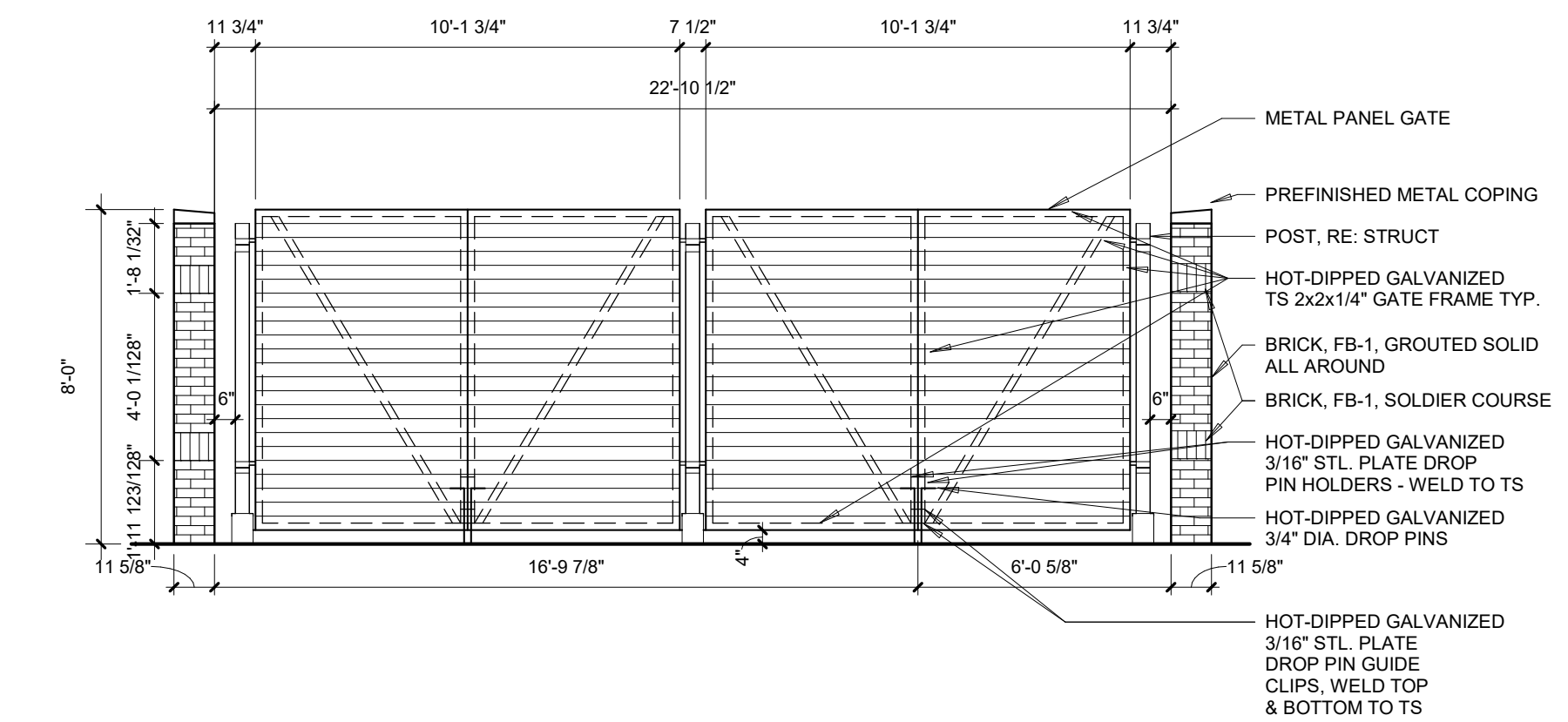
McCLURE
11031 Strang Line Rd.
Lenexa, KS 66215
913.888.7868
Licensee's Certificate of Authority Number:

MEP CONSULTANT

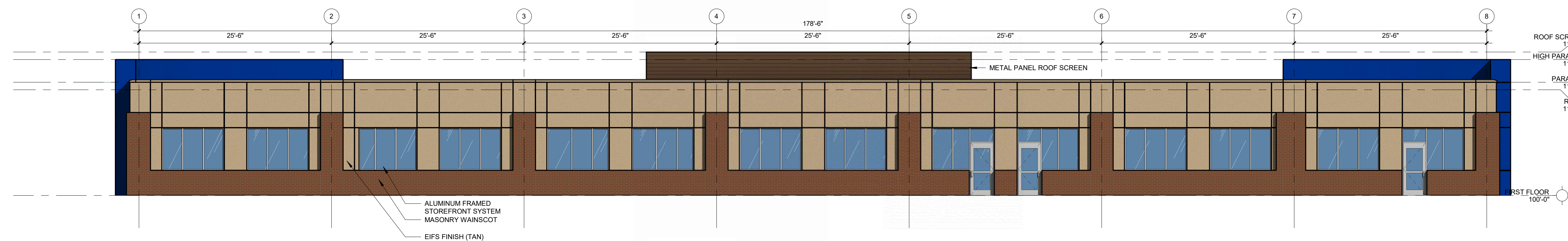
GARVER
7509 NW Tiffany Springs Pkwy, Suite 200
Kansas City, MO 64153
816.298.6465
Licensee's Certificate of Authority Number:



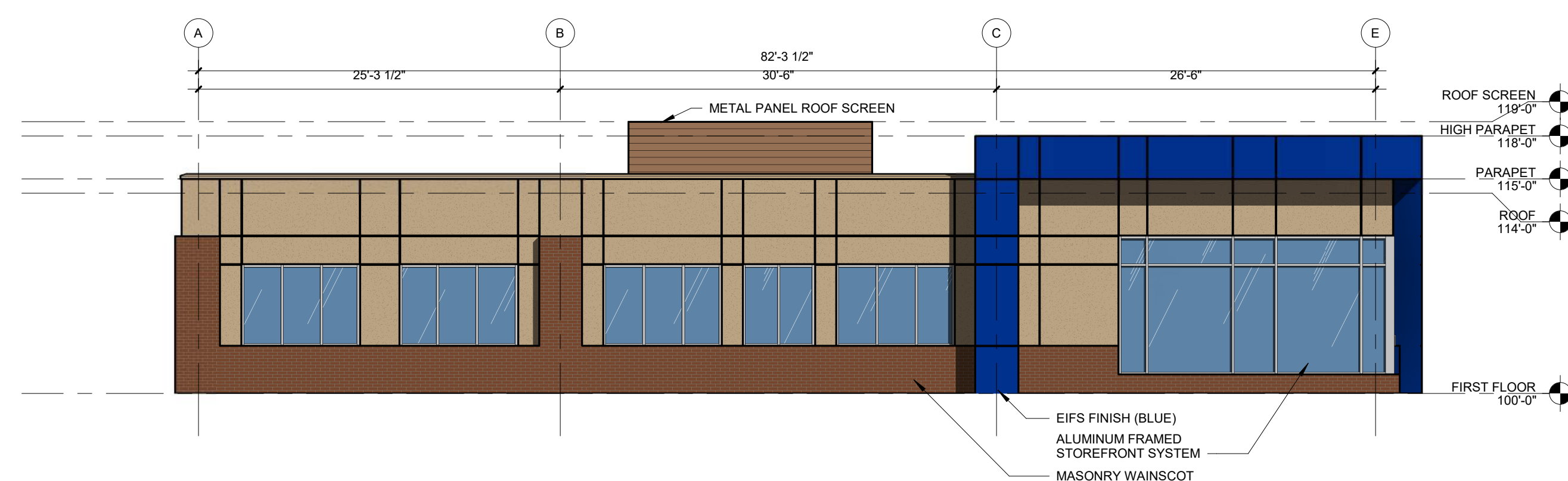
D3 MONUMENT SIGN
1/4" = 1'-0"



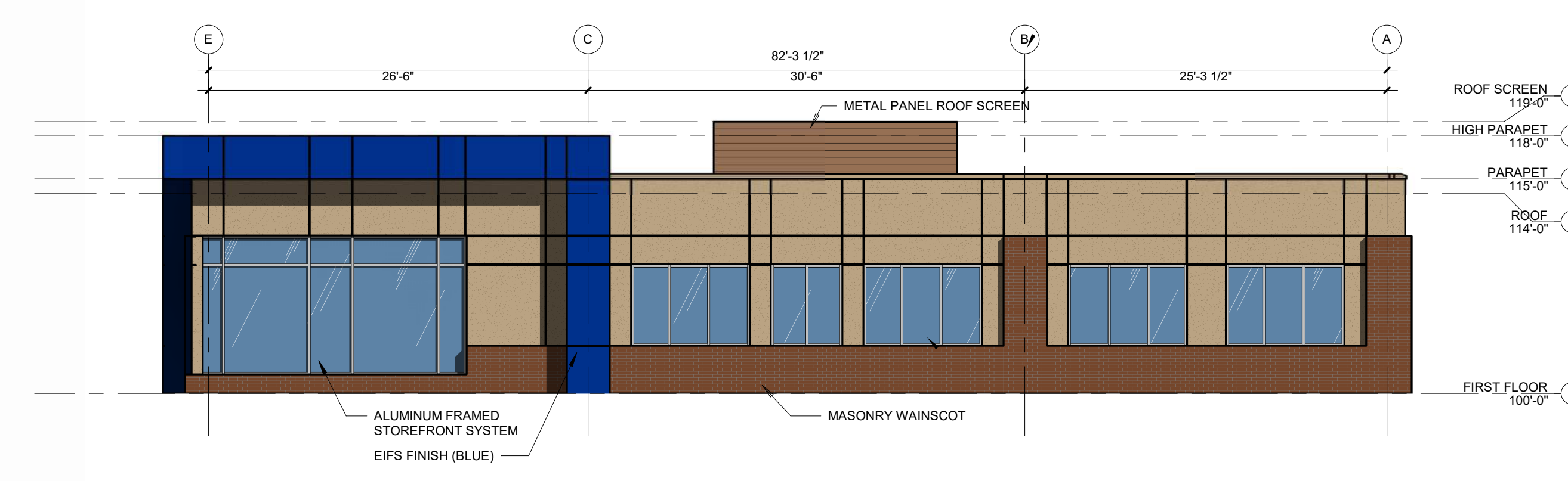
D1 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



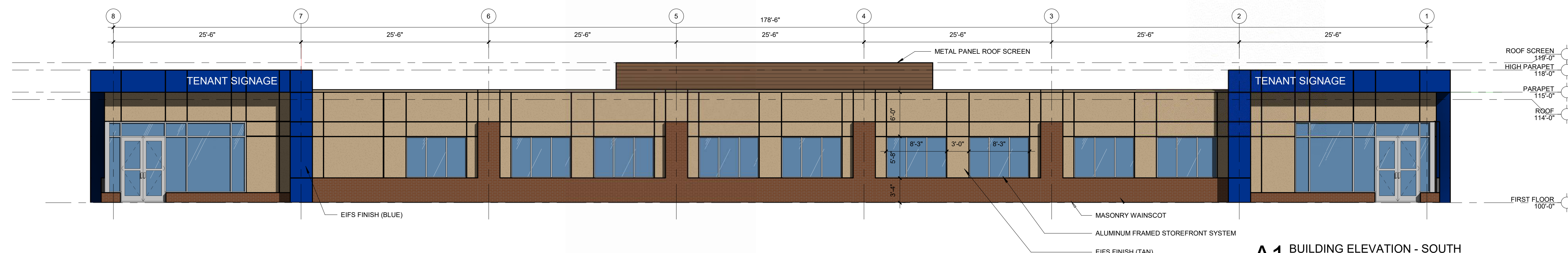
C1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



B4 BUILDING ELEVATION - WEST
1/8" = 1'-0"



B1 BUILDING ELEVATION - EAST
1/8" = 1'-0"



A1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

SANO GARDNER MOB
GARDNER, KANSAS
PLAZA SOUTH, LOT 5

Date	06/28/24
Job Number	3-24093
Drawn By	Author
Checked By	Checker

Revision	Number	Date	Description
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A500

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OVERALL EXTERIOR ELEVATIONS