

**AGENDA  
PLANNING COMMISSION  
CITY OF ROELAND PARK, KANSAS  
ROELAND PARK  
4600 W 51ST STREET  
NOVEMBER 19, 2019 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
  - 1. September 17, 2019 Meeting Minutes
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
  - 1. Final Plat for Sunflower Medical
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number:      **Approval of Minutes- II.-1.**  
Committee           **11/19/2019**  
Meeting Date:



**City of Roeland Park**  
Action Item Summary

Date:  
Submitted By:  
Committee/Department:  
Title:                           **September 17, 2019 Meeting Minutes**  
Item Type:

**Recommendation:**

**Details:**

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

**ATTACHMENTS:**

Description	Type
☐ Minutes 9.17.19	Exhibit

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
September 17, 2019, 6:00 P.M.

The Roeland Park Planning Commission met on September 17, 2019, in City Hall, 4600 West 51<sup>st</sup> Street.

Commissioner Gleason declared a quorum and called the meeting to order.

Present:	Paula Gleason	Pete Davis	Bill Ahrens
	Mike Hickey	Kyle Rogler	Mark Kohles

Absent: Darren Nielsen

Staff: Keith Moody, City Administrator  
Jennifer Jones-Lacy, Assistant City Administrator  
John Jacobson, Building Official  
Steve Mauer, City Attorney

## I. ROLL CALL

The roll was called and Commissioners Mike Hickey, Kyle Rogler, Paula Gleason, Mark Kohles, Pete Davis, and Bill Ahrens were present.

## II. APPROVAL OF MINUTES

## 1. Planning Commission Minutes - 8/27/19

**MOTION:** MR. HICKEY MOVED AND MR. ROGLER SECONDED TO APPROVE THE AUGUST 27, 2019 PLANNING COMMISSION MEETING MINUTES AS SUBMITTED.  
(MOTION CARRIED 6-0)

### III. PUBLIC HEARING

## 1. Rezoning and Preliminary/Final Development Plan Approval at the Northeast Corner of Johnson and Roe

Commissioner Gleason declared the public hearing open.

There was a staff presentation by Ms. Jones-Lacy regarding the request by the developer who is purchasing the property at the northeast corner of Johnson Drive and Roe. The request is to rezone the property from Single Family to Planned Office District. The developer has also submitted their preliminary and final development plans. The developer wants to construct a two-story medical office building. The property is being purchased by Sunflower Medical Group who will occupy the first floor and plan to lease space on the second floor.

Mr. Jacobson said a comprehensive report was prepared and covered each element of the review process and the studies were also enclosed relevant to the report. It is noted that the gateway element is a major component of the City's Comprehensive Plan and does impact the architecture of the building. Staff has requested the developer leave the southwest corner open for the one percent for art element and also some pedestrian improvements. They have requested 8-foot sidewalks on the south end of the development to tie into a larger trail/sidewalk system at some point in the future. They have also reviewed the Granada Street area as well as the property's frontage along Granada with the City Engineer and have asked for five-foot sidewalks adjoining that and also to address the public improvement components of Granada in some fashion.

Mr. Jacobson reviewed the proposed Future Land Use Plan. He also presented the potential layout of the building on the site and the area designated for the one percent for art.

Ms. Jones-Lacy added that the one percent for art is a separate piece from the construction. They are currently working on the gateway feature and it is currently out for bid design.

Mr. Jacobson said there will be an extensive amount of landscaping on the site as well to address stormwater concerns. They will be addressed using best management practices (BMP). A rain garden will be put in to address the surface run-off. He also reviewed the parking lot connections that would be made to Granada and Roe.

Mr. Jacobson then reviewed the design elements of the building as well as the elevations.

Ms. Jones-Lacy continues to work with the City of Mission to de-annex their property to allow for annexation by Roeland Park so the area is one plat all within Roeland Park. The process is moving along and they want to ensure the additional stormwater retention under the parking lot will ameliorate the concerns of Mission.

Andrew Gabbert, the landscape architect with Renaissance Infrastructure Consulting, provided an overview of the current site. He said currently there is an existing entrance off of Roe and they intend on utilizing that. An additional exit is needed and will be utilized on Granada. Their intention is to push the entry/exit as far away from the residential uses as possible and also to make sure the design elements work together.

Commissioner Kohles asked about the width of Granada and Ms. Jones-Lacy said it is 16-feet. City Administrator Moody added that it is 20.5 feet back of curb to back of curb. It is also anticipated being widened to 26 feet back of curb to back of curb.

Commissioner Kohles thought it might be better to get the extra street width out of the site rather than to impose on the residential yards on the north. City Administrator Moody said they have asked for a property owner to provide for a sidewalk easement on their side. The intent is to come up with a profile and use the existing right-of-way to accommodate the 26-foot street and width and the 5-foot sidewalk.

Commissioner Kohles also asked about the one percent for art with Commerce. Ms. Jones-Lacy said that art is not finalized. They will be meeting with Commerce, who is holding off on the art, until design of Roe Boulevard is complete. She has met with them and provided them with the

gateway entrance features, preliminary renderings as well as Roe Boulevard design components. They will then get together with their architect, draft something and work with the City's Art Committee to run ideas by them.

Commissioner Kohles recommended a conversation between the two property owners to strengthen that gateway element.

Commissioner Ahrens expressed concerns at the entrance off Roe and said that most driveways need to have a throat line for vehicle stacking. He said it is required by code to have 120 parking stalls and there are 159 planned. He said he would like to see some attention given to the geometrics and thought there may be a problem with the first three stalls north of the dumpster and would create a maneuverability problem. He felt the entrance could be reconfigured to provide more vehicle stacking and safer operations by removing three or four parking stalls adjacent to the dumpster just for access and traffic flow.

Mr. Jacobson said they have looked at the stacking element. If they take away too much of the corner they will lose the ability to integrate the sidewalk within the road right-of-way and a good chunk of the landscaping. They have looked at the Roe Boulevard design to integrate all of the elements. He said it is not a best case scenario but is the most reasonable one.

Ms. Jones-Lacy said the engineers commented on the traffic study and they did not express any concerns.

Commissioner Ahrens said he re-ran the data from the traffic study and came up with essentially the same figures. He also stated that the American Association of State Highway Transportation Official AASHTO has the green book design guideline and recommends that minimum access spacing at 35 miles an hour should be at least 450 feet. In addition, the cities of Olathe and Lawrence access management plans identify recommendations for at least 400 feet from an arterial intersection. Then for a sight distance at 35 miles an hour it's recommended to be at least 408 to 510 feet of spacing to a full access driveway. He said there about 350 feet at this location.

Mr. Jacobson said there is a delicate balance when working in a developed condition in an urban environment.

City Administrator Moody said there was a median that prevented left-turn movement into the two sites. In 2015 or 2016, the City agreed to remove that segment of median and provide for full access to the northern driveway for Commerce Bank. Commerce also participated in half of the cost of roadway modification.

Mr. Gabbert said they will re-look at the parking lot layout and the parking counts.

Commissioner Rogler asked about the lighting in the parking lot. Mr. Jacobson said the zoning district defines the criteria at the property line. They are within the photometric plan within the boundaries. However, they will check them post-construction and prior to issuing the certificate of occupancy.

Commission Davis asked why they were not showing stormwater on the plan. Mr. Gabbert said it would be in chambers underneath the pavement. They are also still working to address the City of Mission's concerns.

Commissioner Kohles said the focus of the Roe Boulevard improvements is to provide a pedestrian walk-through through the City to close the divide between the two parks, provide bike facilities, and to help project Roeland Park as having a walkable center or to places that people can walk.

Commissioner Rogler asked why 26 feet was decided on for Granada. He said one of the topics covered in the Metro KC Climate Summit is that wider streets encourage excessive speeds in a residential area.

Mr. Jacobson said they will indeed have additional traffic on the road as a product of the development. They have reviewed the street width with emergency services and they are comfortable with the turning radius for their equipment.

***Public Comment:***

**Jason Messersmith** (5644 Granada) Mr. Messersmith expressed concerns over the stormwater from the development and worried that changing the grade would result in more water on his property.

Ms. Gleason said the stormwater plans have been reviewed. Ms. Jones-Lacy added that they have been reviewed by city engineer. They will be installing a rain garden in addition to the proposed underground water retention.

Mr. Jacobson said these are BMPs and their detention facilities are designed for their site to give a zero net increase from what's there today. He said that the development will not add to any problems that Mr. Messersmith might already be experiencing on his property.

**MOTION:** MR. KOHLES MOVED AND MR. AHRENS SECONDED TO APPROVE THE REZONING TO CP-O (PLANNED OFFICE BUILDING) DISTRICT ALLOWING A MEDICAL OFFICE BUILDING WITH THE STIPULATIONS NOTED IN THE STAFF REPORT; INCLUDING THE LAND PORTION THAT THE CITY OF MISSION IS DE-ANNEXING. (MOTION CARRIED 5-1 WITH MR. ROGLER VOTING NO.)

**MOTION:** MR. KOHLES MOVED AND MR. HICKEY SECONDED TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT CONSIDERING THE FOLLOWING POTENTIAL CONDITIONS: EXTEND 8' SIDEWALKS ON THE SOUTH AND 5' SIDEWALKS ON THE GRANADA FRONTAGE WITHIN EASEMENTS DEDICATED FOR THAT PURPOSE; COMMIT TO FUTURE GRANADA STREET WIDENING IMPROVEMENTS, THROUGH AN APPROPRIATE FINANCIAL INSTRUMENT; AND ELIMINATING THE FOUR PARKING SPACES NORTH OF THE TRASH ENCLOSURE, AND TO INCLUDE THE ENTIRE SITE DEVELOPMENT PLAN AND INCLUDES THE PROPERTY TO BE DE-ANNEXED BY THE CITY OF MISSION. (MOTION CARRIED 5-1 WITH MR. ROGLER VOTING NO.)

#### **IV. ACTION ITEMS**

*There were no items discussed.*

#### **V. DISCUSSION ITEMS**

*There were no items discussed.*

#### **VI. OTHER MATTERS BEFORE THE PLANNING COMMISSION**

Ms. Jones-Lacy said that Confluence will do a second presentation to continue the Comprehensive Plan update at their November meeting.

#### **VII. ADJOURNMENT**

**MOTION:** COMMISSIONER DAVIS MOVED AND COMMISSIONER ROGLER SECONDED TO ADJOURN. (MOTION CARRIED 6-0)

(Roeland Park Planning Commission Meeting Adjourned)

**Item Number:** Discussion Items- V.-1.  
**Committee** 11/19/2019  
**Meeting Date:**



**City of Roeland Park**  
Action Item Summary

Date: 11/19/2019  
Submitted By: John Jacobson  
Committee/Department:  
Title: **Final Plat for Sunflower Medical**  
Item Type: Discussion

**Recommendation:**

**To review and approve the final plat for Sunflower Medical Group.**

**Details:**

**BACKGROUND:** Development of this parcel has been underway for some time. The proposals have been through several renderings and site amendments. The proposed use will contribute to the corridor and incorporate design elements that will provide a gateway to Roeland Park, blend into new improvements on Roe Boulevard.

**ANALYSIS:**

**Preliminary Development Plan has been approved.**

**Final Development Plan has been approved**

**Final Plat –** The plat has been submitted pursuant to the Municipal Code, reviewed by all required parties and found to be compliant. The Building Official and City engineer have reviewed the final plat and returned comments back to the developer who in turn made those corrections with the exception of items 2 and 3 on the attached document. Item 2 requesting a current title report, has already been fulfilled by the City as a condition of the sale. Item 3 requesting coordinates on all plat boundaries, is not a city/county requirement so staff did not require it.

**IMPACTS:** Improvements to Granada through will guaranteed through the timeline established in the final Development Plan approval process and the total cost estimate of \$91,563 will be provided at closing.

**POLICY ISSUES:** No variation to established policy has been requested as part of this submittal.



## Financial Impact

Amount of Request: N/A	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

## Additional Information

### RELEVANT CODE PROVISIONS :


#### Sec. 16-1437. - Consideration of Final Plats.

- (a) Where the landowner elects to submit a final plat without first having had a preliminary plat approved, the proposed final plat may not be approved except after public hearing with written notice to surrounding property owners in the same manner as required for preliminary plats pursuant to subsection 16-1435(a) and after Planning Commission findings that the criteria set forth in subsection 16-1435(b) are satisfied.
- (b) Final plats shall be approved by the Planning Commission if it determines that:
- (1) The final plat substantially conforms to the approved preliminary plat and rule exceptions granted thereto.
  - (2) The plat conforms to all applicable requirements of the City Code, subject only to approved rule exceptions.
- (3) All submission requirements have been satisfied.
- (c) The action of the Planning Commission to approve or deny the proposed final plat shall be taken by a majority vote of the membership thereof. A final plat shall be deemed to have been approved if the Planning Commission has not taken action to approve or deny the proposed final plat within 60 days after the first meeting of the commission following the date of submission of the plat to the secretary.
- (d) Following approval of the final plat by the Planning Commission, the final plat shall be submitted to the Governing Body for review of land proposed to be dedicated for public purposes. The Governing Body shall approve or disapprove the dedication of land for public purposes within 30 days after the first meeting of the Governing Body following the date of the submission of the plat to the City Clerk. The Governing Body may defer action for an additional 30 days for the purpose of allowing for modifications to comply with the requirements established by the Governing Body. No additional filing fees shall be assessed during that period. If the Governing Body defers or disapproves any dedication, it shall advise the Planning Commission of the reasons therefor. No plat shall be filed with the Register of Deeds unless the plat bears the endorsement that the land dedicated to public purposes has been approved by the Governing Body.
- (e) Final plats shall be recorded with the Register of Deeds within 15 months following Governing Body approval of land dedicated to public purposes. Final plats which are not recorded within that time period shall be deemed null and void.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

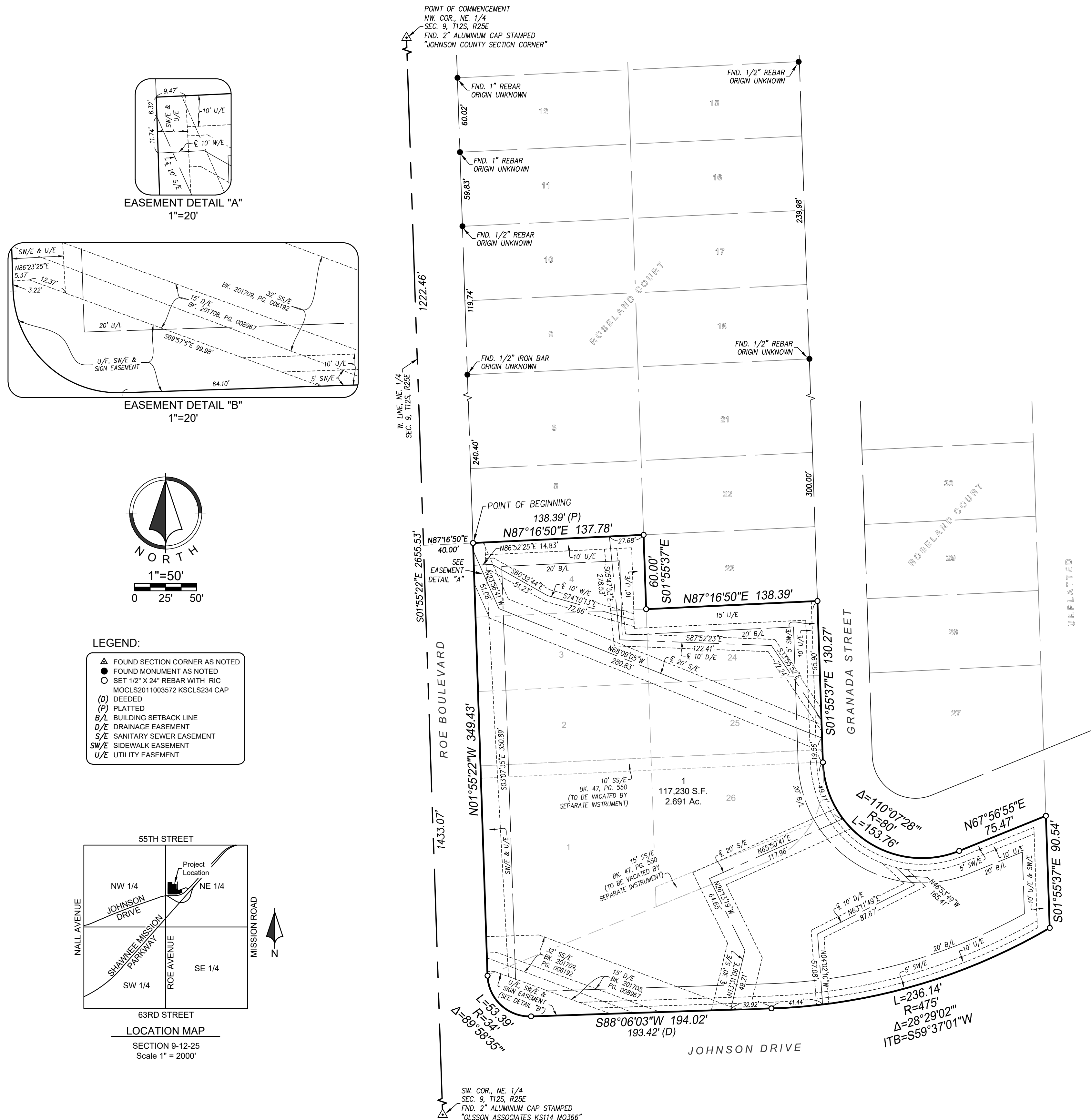
**ATTACHMENTS:**

Description		Type
	Final Plat - Sunflower Medical Group	Exhibit
	Initial Review Comments from City Engineer	Exhibit

# FINAL PLAT

## SUNFLOWER MEDICAL

A REPLAT OF ALL OF LOTS 1 THRU 4 AND ALL OF LOTS 24 THRU 26, ROSELAND COURT, A PLATTED SUBDIVISION, TOGETHER WITH PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 25 EAST, ALL IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS



### DESCRIPTION

All of Lots 1 thru 4 and all of Lots 24 thru 26, ROSELAND COURT, a platted subdivision, together with part of the Northeast Quarter of Section 9, Township 12 South, Range 25 East, all in the City of Roeland Park, Johnson County, Kansas, together being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South 01°55'22" East, along the West line of said Northeast Quarter, a distance of 1,222.46 feet to a point on the Westerly extension of the North line of said Lot 4; thence North 87°16'50" East, along said North line's Westerly extension, a distance of 40.00 feet to the Northwest corner of said Lot 4, said point also being the Point of Beginning; thence continuing North 87°16'50" East, along said North line, a distance of 137.78 feet to the Northeast corner of said Lot 4; thence South 01°55'37" East, along the East line of said Lot 4, a distance of 60.00 feet to the Southeast corner of said Lot 4, said point also being the Northwest corner of said Lot 24; thence North 87°16'50" East, along the North line of said Lot 24, a distance of 138.39 feet to the Northeast corner of said Lot 24, said point being on the West right-of-way line of Granada Street (platted as Walnut Street), as it now exists; thence South 01°55'37" East, along said West right-of-way line, a distance of 130.27 feet; thence Southeast, continuing along said West right-of-way line, along a curve to the left having a radius of 80.00 feet and a central angle of 110°07'28", for an arc length of 153.76 feet; thence North 67°56'55" East, along the South right-of-way line of said Granada Street, a distance of 75.47 feet to a point on the East line of said plat of ROSELAND COURT; thence South 01°55'37" East, along said East line and its Southerly extension, a distance of 90.54 feet to a point on the Northerly right-of-way line of Johnson Drive, as it now exists; thence Southwesterly, along said Northerly right-of-way line, along a non-tangent curve to the right having an initial tangent bearing of South 59°37'01" West, a radius of 475.00 feet, and a central angle of 28°29'02", for an arc length of 236.14 feet; thence South 88°06'03" West, continuing along said Northerly right-of-way line, a distance of 194.02 feet; thence Northwesterly, continuing along said Northerly right-of-way line, along a curve to the right having a radius of 34.00 feet, and a central angle of 89°58'35", for an arc length of 53.39 feet to a point on the East right-of-way line Roe Boulevard, as it now exists; thence North 01°55'22" West, along said East right-of-way line, a distance of 349.43 feet to the Point of Beginning, containing 117,230 square feet, or 2.691 acres, more or less.

### DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"SUNFLOWER MEDICAL"

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat, the proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Roeland Park, Kansas of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Roeland Park, 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.

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, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Roeland Park, 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.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license to enter upon, for the purpose of constructing, using, replacing, and maintaining a public sidewalk and appurtenant work in any part of the easement, upon, over, and through those areas outlined and designated on this plat as "Sidewalk Easement" or "S/W/E" is hereby granted to the City of Roeland Park, Kansas.

An easement or license to enter upon, for the purpose of constructing, using, replacing, and maintaining a monument sign and appurtenant work in any part of the easement, upon, over, and through those areas outlined and designated on this plat as "Sign Easement" is hereby granted to the City of Roeland Park, Kansas.

### NOTES:

Basis of Bearings: South 01°55'22" East, along the West line of the Northeast Quarter of Sec. 9, T12S, R25E as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

CLOSURE CALCULATIONS:  
Precision, 1 part in: 125519.937"  
Error distance: 0.013"  
Error direction: S76°36'32"W  
Perimeter: 1619.19'

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0024G, revised August 3, 2009, and further revised by LOMAR Case No. 11-07-1190P, effective February 8, 2012, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

### CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby agrees and consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated road or street.

### EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

Helianthus Real Estate Group, LLC

Yvette Crabtree, Principal Member

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public in and for said County and State, came Yvette Crabtree, Principal Member of Helianthus Real Estate Group, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and she duly acknowledged the execution of the same to be the act and deed of said company.

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

My Appointment Expires: \_\_\_\_\_  
Notary Public

### CITY OF ROELAND PARK APPROVALS

APPROVED by the Planning Commission of the City of Roeland Park, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Darren Nielsen, Planning Commission Chairman

APPROVED by the Governing Body of the City of Roeland Park, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Mike Kelly, Mayor  
Kelley Nielsen, City Clerk

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground in September 2019, by me or under my direct supervision and that said survey meets or exceeds the current Kansas Minimum Standards For Boundary Surveys as established by the Kansas Board of Technical Professions, and that said survey is true and correct to the best of my professional knowledge and belief.

Brent E. Thompson, Kansas LS-1277  
bthompson@ric-consult.com

### SUNFLOWER MEDICAL

#### Prepared For:

Helianthus Real Estate Group, LLC  
5555 W. 58th St.  
Mission, KS 66202  
(913) 432-2080

Date of Preparation:  
September 11, 2019

Revised:  
November 5, 2019



132 Abbie Avenue  
Kansas City, Kansas 66103

**Renaissance**  
Infrastructure  
Consulting

913.317.9500  
www.ric-consult.com

October 18, 2019

Mr. John Jacobson  
Building Official  
City of Roeland Park, KS  
4600 W 51<sup>st</sup> Street  
Roeland Park, KS 66205

**Re: Sunflower Medical  
Final Plat Review  
Roeland Park, Kansas**

Dear Mr. Jacobson:

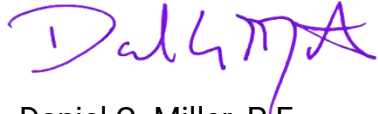
Lamp Rynearson has completed a review of the Final Plat for Sunflower Medical Johnson dated September 11, 2019 and submitted on October 1, 2019. Lamp Rynearson received the plat on October 8, 2019. The Final Plat was prepared by Renaissance Infrastructure Consulting.

We understand that the lower part of the Lot is currently within the limits of City of Mission and that this area is to be annexed to City of Roeland Park by the end of the year. Please note the submittal was reviewed for conformance with City of Roeland Park regulations only, excluding any City of Mission regulations. We offer the following comments:

1. Provide an application and applicable supporting documents, as required by City.
2. Provide a current title report, identifying any easements or encumbrances affecting the subject property. Add note to plat referencing title report for preparation of final plat.  
*Not a county requirement. Is this now a City requirement?*
3. Provide coordinates on all plat boundary corners.  
*Not a county requirement or standard.*
4. Update the bottom left vicinity map to include the Section Township and Range.  
*REVISED*
5. Add a scale for easement detail A & B.  
*REVISED*
6. The total acreage is shown twice; remove the duplicate callout and label.  
*REVISED*
7. Include the dimensions of the building setback lines along front and side lot sides.  
*In the FDP, I see 20' on south and east. Is the west really 22.5?*
8. Provide the name and address of landowner.  
*Already shown as "Prepared For"*
9. Call out the Point of Beginning.  
*REVISED*

You may contact me with any questions, or if you need additional information.

Sincerely,  
LAMP RYNEARSON

A handwritten signature in purple ink, appearing to read 'D. Miller', with a stylized flourish at the end.

Daniel G. Miller, P.E.  
Civil Design Group Leader

cc: Donnie Scharff, Director of Public Works  
Keith Moody, City Administrator  
Project File



# FINAL PLAT

## SUNFLOWER MEDICAL

A replat of all of Lots 1 thru 4 and all of Lots 24 thru 26, ROSELAND COURT, a platted subdivision in the City of Roeland Park, together with part of the Northeast Quarter of Section 9, Township 12 South, Range 25 East, in the City of Mission, all in Johnson County, Kansas

<b>LAMP</b> <b>RYNEARSON</b>	9001 State Line Rd., Ste. 200 Kansas City, MO 64114 P: 816.361.0040    F: 816.361.0041    E: lamp@ryneerson.com	
<input type="checkbox"/> Reviewed	<input checked="" type="checkbox"/> Revise and Resubmit	<input type="checkbox"/> Rejected
<input type="checkbox"/> Furnish as Corrected	<input type="checkbox"/> Submit Specific Item	
<small>This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract documents. Corrections and comments made on the shop drawings during this review or actions marked above do not relieve contractor from compliance with the requirements of the plans and specifications. Actions noted or marked for a specific item do not indicate the same action for an assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her work with that of all other trades; and for performing all work in a safe and satisfactory manner.</small>		
Date: 10/18/2019 By: AMS, MDM		Stamp: 03/0001.01

### DESCRIPTION

All of Lots 1 thru 4 and all of Lots 24 thru 26, ROSELAND COURT, a platted subdivision in the City of Roeland Park, together with part of the Northeast Quarter of Section 9, Township 12 South, Range 25 East, all in the City of Roeland Park, Johnson County, Kansas, together being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South 01°55'22" East, along the West line of said Northeast Quarter, a distance of 1,222.46 feet to a point on the Westerly extension of the North line of said Lot 4; thence North 87°16'50" East, along said North line's Westerly extension, a distance of 40.00 feet to the Northwest corner of said Lot 4, said point also being the Point of Beginning; thence continuing North 87°16'50" East, along said North line, a distance of 137.78 feet to the Northeast corner of said Lot 4; thence South 01°55'37" East, along the East line of said Lot 4, a distance of 60.00 feet to the Southeast corner of said Lot 4, said point also being the Northwest corner of said Lot 24; thence North 87°16'50" East, along the North line of said Lot 24, a distance of 138.39 feet to the Northeast corner of said Lot 24, said point being on the West right-of-way line of Granada Street (platted as Walnut Street), as it now exists; thence South 01°55'37" East, along said West right-of-way line, a distance of 130.27 feet; thence Southeast, continuing along said West right-of-way line, along a curve to the left having a radius of 80.00 feet and a central angle of 110°07'28", for an arc length of 153.76 feet; thence North 67°56'55" East, along the South right-of-way line of said Granada Street, a distance of 75.47 feet to a point on the East line of said plat of ROSELAND COURT; thence South 01°55'37" East, along said East line and its Southerly extension, a distance of 90.54 feet; thence Southwesterly, along a non-tangent curve to the right having an initial tangent bearing of South 59°37'01" West, a radius of 475.00 feet, and a central angle of 28°29'02", for an arc length of 236.14 feet; thence South 88°06'03" West a distance of 194.02 feet; thence Northwesterly, along a curve to the right having a radius of 34.00 feet, and a central angle of 89°58'35", for an arc length of 53.39 feet to a point on the East right-of-way line Roe Boulevard, as it now exists; thence North 01°55'22" West, along said East right-of-way line, a distance of 349.43 feet to the Point of Beginning, containing 117,230 square feet, or 2.691 acres, more or less.

### DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"SUNFLOWER MEDICAL"

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated. Acceptance of the dedication of land for public right-of-way purposes described on this plat is for the sole purpose of maintaining right-of-way, and does not constitute acceptance of any terms or conditions set forth in any agreement not shown on this plat.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Cities of Roeland Park, Kansas and Mission, Kansas of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the Cities of Roeland Park, Kansas and Mission, 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.

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, under and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the Cities of Roeland Park, Kansas and Mission, 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.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license to enter upon, for the purpose of constructing, using, replacing, and maintaining a public sidewalk and appurtenant work in any part of the easement, upon, over, and through those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the Cities of Roeland Park, Kansas and Mission, Kansas.

### CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby agrees and consents and agrees that the governing body of any special assessment district shall have the power to release such land proposed to be dedicated for streets and roads, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated road or street.

### NOTES:

Basis of Bearings: South 01°55'22" East, along the West line of the Northeast Quarter of Sec. 9, T12S, R25E as determined by GPS observations, referenced to the Kansas State Plane Coordinate System, North Zone (NAD 83).

CLOSURE CALCULATIONS:  
Precision, 1 part in: 125519.937  
Error distance: 0.013'  
Error direction: S76°36'32"W  
Perimeter: 1619.19'

All bearings and distances shown on this plat are platted and measured unless otherwise noted.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0024G, revised August 3, 2009, and further revised by LOMAR Case No: 11-07-1190P, effective February 8, 2012, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

### EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

Helianthus Real Estate Group, LLC

Yvette Crabtree, Principal Member

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2019, before me a Notary Public in and for said County and State, came Yvette Crabtree, Principal Member of Helianthus Real Estate Group, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and she duly acknowledged the execution of the same to be the act and deed of said company.

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

My Appointment Expires: \_\_\_\_\_

Notary Public

### CITY OF ROELAND PARK APPROVALS

APPROVED by the Planning Commission of the City of Roeland Park, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Darren Nielsen, Planning Commission Chairman

APPROVED by the Governing Body of the City of Roeland Park, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Mike Kelly, Mayor

Attest: \_\_\_\_\_  
Kelley Nielsen, City Clerk

### CITY OF MISSION APPROVALS

APPROVED by the Planning Commission of the City of Mission, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Mike Lee, Planning Commission Chairman

Audrey McClanahan, Secretary

APPROVED by the City Council of the City of Mission, Johnson County, Kansas, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Ron Appletoft, Mayor

Attest: \_\_\_\_\_  
Martha Sumrall, City Clerk

I hereby certify that this Subdivision Plat is based upon an actual survey completed on the ground in September 2019, by me or under my direct supervision and that said survey meets or exceeds the current Kansas Minimum Standards For Boundary Surveys as established by the Kansas Board of Technical Professions, and that said survey is true and correct to the best of my professional knowledge and belief.

Brent E. Thompson, Kansas LS-1277  
bthompson@ric-consult.com

### SUNFLOWER MEDICAL

#### Prepared For:

Helianthus Real Estate Group, LLC  
5555 W. 58th St.  
Mission, KS 66202  
(913) 432-2080

Date of Preparation:  
September 11, 2019



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