



STAFF REPORT

Planning Commission Meeting: May 12, 2025

Application:	PR25-0008: Preliminary Site Development Plan for Elite Window & Siding
Location:	Northeast of W. 156 th Street and US 169 Highway
Owner:	Harris & Faith Poulidakis; Elite Windows and Siding, LLC
Applicant/Engineer:	Daniel Finn; Phelps Engineering, Inc.
Architect:	Jeff Shinkle; Jeff Shinkle Architect, LLC
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>1.10 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning:	<u>M-2 (General Industrial)</u>	Proposed Use:	<u>Flex Space (Office and Warehouse Building)</u>
Proposed Building Area:	<u>10,000 square feet</u>	Plat:	<u>Westlake Industrial Park, Second Plat</u>

1. Introduction

The applicant is requesting approval of a preliminary site development plan for Elite Windows & Siding, located within the Westlake Industrial Park development on W. 156th Street, just east of US 169 Highway. The proposal consists of one (1) 10,000 square foot industrial building for the proposed 'Office and Warehousing' use on Lot 2A within the development.

2. History

The subject property was rezoned from County zoning to the M-2 District in April 1985 (Ordinance No. 85-35). A final plat for the Westlake Industrial Park, Second Plat, was subsequently approved in 1986 (P-66-1986). In 2004, a lot split was approved for Lot 2 (LS-04-009), which included the dedication of access easements. The subject property, identified as Lot 2A, has remained vacant and undeveloped since that time.

3. Existing Conditions

The subject property is a vacant lot located at the end of a cul-de-sac within a developed industrial park. The site slopes gently to the north, where a mature tree line defines the northern boundary and is proposed to remain. An existing paved cross-access drive runs along the northern edge of the property, providing connectivity to adjacent industrial lots. As

part of the proposed development, this access drive will be removed and reconstructed in its current location to align with the adjacent curb, gutter, and nearby storm inlet. A few cottonwood trees and scattered vegetation have also established over time and will be removed to accommodate the development.



View of subject property looking north from W. 156th Street.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The proposed use for Flex Space (Warehouse and Office Building) as defined in UDO 18.20.500 is a permitted use in the existing M-2 District.
- b. **Building Height** – The proposed building is 28-feet tall at its highest point, complying with the maximum building height of 55-feet for an industrial building in the M-2 District.

- c. **Setbacks** – Setbacks for the M-2 District include a 30-foot front yard setback, and 10-foot side and rear yard setbacks. In addition, parking areas must be 30 feet from the street right-of-way and 10 feet from property lines. The proposed plan meets these setback requirements.
- d. **Open Space** – The proposed development provides over 30% of open space, far exceeding the minimum 15% of net site required within M-2 Districts per UDO 18.20.200.

5. Development Standards

- a. **Access/Streets** – A new access point will be constructed from W. 156th Street. Existing cross-property access is proposed to remain.
- b. **Parking** – The proposal provides 18 total parking stalls on-site. The code requirement for this use is 1 space per 800 square feet, for a minimum of 13 required parking stalls; therefore, the proposal meets UDO parking requirements established in UDO 18.30.160.
- c. **Landscaping/Screening** – The landscape plan meets UDO requirements for perimeter and on-site landscaping. Street trees will be installed along 156th Street. The parking lot will be screened with a mixture of shrubs at least three feet in height. Building foundation landscaping will be installed along the primary façade as required per 18.30.130.

All building- and roof-mounted utilities and equipment will be completely screened from public view as required by the UDO. All ground-mounted utilities and equipment will be completely screened from view with landscaping in accordance with UDO 18.30.130.

- d. **Tree Preservation** – The existing row of trees along the north property line is to be preserved and protected throughout the duration of construction, as indicated on the approved landscape plan. Existing mature Cottonwood trees located on-site will be removed due to site constraints; mitigation will be provided through the installation of suitable replacement tree species along the east property line, consistent with landscape and tree preservation requirements.
- e. **Stormwater/Detention** – Underground stormwater detention is proposed onsite. Additionally, the subject property is situated within the floodplain and requires a Floodplain Development Permit prior to land disturbance or commencement of construction.
- f. **Public Utilities** – The site is served by City of Olathe sanitary sewer and WaterOne water services. The property is located within the Upper Cedar Creek Sanitary Sewer Benefit District and lies within a designated floodplain. Benefit District fees will apply, and a Floodplain Development Permit will be required prior to construction.

6. Site Design Standards

The property is subject to the Site Design Category 6 based on the Industrial Area designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest parking pod consists of 13 parking stalls, well under the maximum allowance of 320 stalls per parking pod.

7. Building Design Standards

The proposed building is subject to the Industrial design standards according to UDO Section 18.15.020. The following table lists the applicable building design standards and proposed design elements:

Building Standard	Design	UDO Industrial Design Requirements
		Proposed Design
<i>Building Entryway</i>		<p><i>The main common building entry must be defined with a projection from the façade or a recessed area.</i></p> <p>The main building entry located on the south façade is defined with a tower element projecting from the façade, and extending 4 feet vertically, beyond the roofline, meeting the requirement.</p>
<i>Garages and Overhead Doors</i>		<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>All proposed overhead doors are located on non-street facing, secondary facades.</p>
<i>Windows</i>		<p><i>First floor primary façade areas must incorporate a minimum of fifteen (15) percent clear glass.</i></p> <p>The south-facing primary façade includes 19% of clear glass/glazing exceeding the minimum 15% requirement.</p>
<i>Horizontal Articulation</i>		<p><i>A horizontal articulation tool must be used every 50 feet on primary facades.</i></p> <p>A 4-foot wall projection of cultured stone veneer extends the height of the façade with the entry façade, meeting the horizontal articulation requirement.</p>
<i>Vertical Articulation</i>		<p><i>A vertical articulation tool must be used every 50 feet on primary facades.</i></p> <p>The entry feature and two (2) 2 additional projecting tower features provide vertical articulation meeting the requirement.</p>

Industrial buildings must provide a minimum of 75% Class 1 and Class 2 materials and 15% clear glass on primary facades (south facade). Secondary facades (north, east, and west facades) must provide no less than 40% of Class 1, Class 2 or Class 3 materials.

The proposed building incorporates a mix of Class 1 and 2 materials—including brick, stone veneer, stucco, and glass—in rich neutral tones. These are complemented by Class 3 materials, such as fiber cement panels and metal trim accents, in contrasting dark tones. The overall design complies with the architectural standards outlined in UDO Section 18.15.020.G.10.

8. Neighborhood Meeting/Correspondence

The applicant mailed notification to all properties within 500 feet of the proposed development in accordance with the minimum neighborhood notice requirements per UDO 18.40. Staff have not received any public correspondence regarding the proposed project.

9. Staff Recommendation

- A. Staff recommends approval of the revised preliminary site development plan (PR25-0008) with the following stipulations:

1. The location of the proposed trash enclosure will be revised and relocated as part of the Final Development Plan submittal, subject to staff review and approval to ensure compliance with location, screening, and service access requirements.
2. All storage areas within industrial districts must be one hundred (100) percent screened from public view.
3. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.