



STAFF REPORT

Planning Commission Meeting: September 9, 2024

Application:	PR24-0005: Preliminary Site Development Plan for Pioneer Park
Location:	Northwest of College Blvd. and S. Woodland Rd.
Owner:	City of Olathe
Applicant:	Michael McGrew, Landworks Studio
Engineer/Architect:	Matt Henderson, Benesch
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>16.66 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning:	<u>AG (Agricultural)</u>	Proposed Use:	<u>Parks and Open Space</u>
Proposed Building Area:	<u>200 sq.ft.</u>	Plat:	<u>Unplatted</u>

1. Introduction

The City of Olathe is proposing to construct a 16.66-acre park located northwest of College Blvd. and S. Woodland Rd. The project will provide phased amenities including a one-acre fishing pond, parking lot, walking trails, and natural areas in phase I and a restroom and picnic shelter, playground, and an additional sidewalk and street connection in phase II.

Phase I of Pioneer Park is expected to be completed in the summer of 2025 and will be Olathe's 28th neighborhood park. The property will also include the new Fire Station 9 within the southwest corner which is included in this evening's meeting agenda (PR24-0010).

2. History

The property was owned by the Hoff family and historically used as farmland. In May of 2010, the Hoff family opened Stone Pillar Vineyard and Winery to the east, and in 2019, donated a portion of their land to the City to be developed as a park. To commemorate this donation, the City will install a bronze plaque on the property recognizing the Hoff family and their history.

3. Existing Conditions

This property was historically used as farmland by the Hoff family and has maintained its natural conditions since it was rezoned to the Agricultural (AG) District in 2012. The topography of the site dips down in the center where natural drainage channels flow from the northwest and east towards College Blvd. Most of the property is covered in native grasses

and trees line the drainage channels and portions of the northern, eastern, and western property lines.



The subject property is outlined in blue.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the AG District, and the future land use map of the PlanOlathe Comprehensive Plan designates the property as a Conventional Neighborhood. The proposed “Parks and Open Space” use is permitted by right within the AG District and supports the surrounding residential neighborhoods with public recreation space.
- b. **Building Height** – Buildings within the AG District have a maximum height of 35 feet, or 50 feet for agricultural structures. Future phases of this project include a restroom facility and picnic structure which will meet all UDO height requirements.
- c. **Setbacks** – The AG District requires buildings to be setback at least 50 feet from front, side and rear property lines, and a parking/paving setback at least 30 feet from right-of-way and 10 feet from the property lines. The proposal is meeting all setback requirements.

5. Woodland Road Corridor Plan (2004)

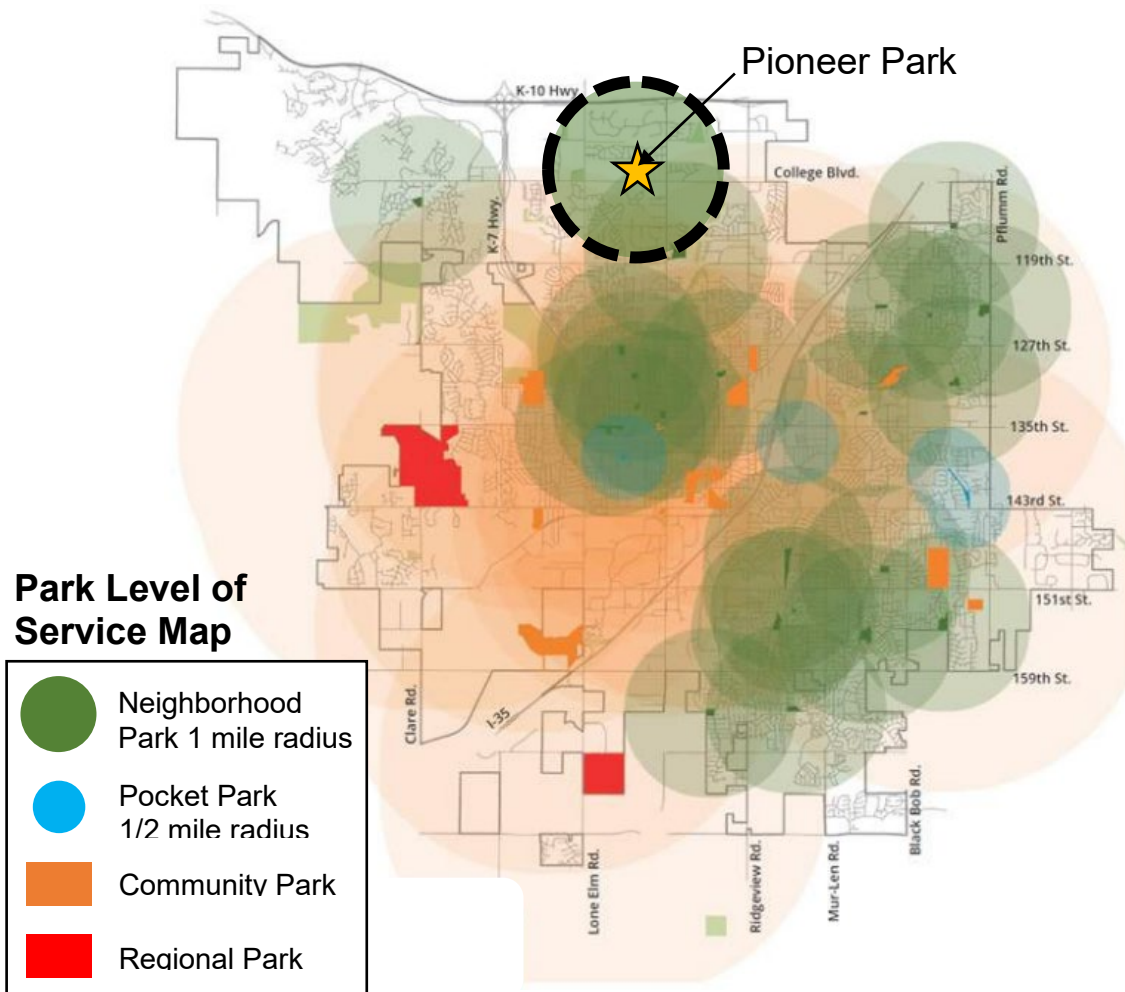
The Woodland Road Corridor encompasses a four-square-mile area that extends from Lone Elm Road to the Burlington Northern Santa Fe (BNSF) Rail line and from K-10 Highway to Harold Street. The Plan considers desired land uses, development practices, utilities, and traffic improvements within an area primarily characterized by low-density residential. At the time, the plan identified a smaller 5-acre park farther northwest of this site, but that has since been developed into additional single-family. Pioneer Park fulfills the suggested park needs of this plan within this area of the Woodland area.

Additionally, this proposed development meets several goals of the Woodland Plan, listed below, and the park will also help preserve the natural features and trees within this area to blend with the surrounding residential as a neighborhood amenity compatible with the Woodland area.

- *Parks will be retained and improved*
- *Playground facility equipment for children should be increased*
- *Trails should be extended and connected to existing trails*

6. Parks and Recreation Master Plan (2023)

As outlined in the Parks & Recreation Master Plan, neighborhood parks shall be a City priority and be adequately updated to meet current and emerging needs. The Plan identified the site as an opportunity to provide a new park in a developing area that is not currently served by City parks. As shown on the Park Level of Service Map below, the park will serve as a new neighborhood park for the Woodland area.



7. Development Standards

- a. **Phasing** – The park will develop in two phases. The first phase includes construction of the 10-foot wide trail, pond, parking lot, sidewalks, street access to the northwest, and entry signage. A future phase will provide additional amenities including the playground, restroom facility, picnic shelter, additional sidewalk connection, and street connection to the northeast.
- b. **Access/Streets** – The park will connect to the existing S. Race Street to the northwest with a future connection to W. 108th Terrace in the northeast corner.
- c. **Parking** – Parks and Open Space uses do not have a minimum parking count, however, 15 parking spaces, including one (1) accessible stall, are provided. Additionally, there is adequate space for expanded parking areas, if necessary in the future.
- d. **Landscaping/Screening** – Non-residential landscaping is provided along College Blvd with a mix of deciduous, evergreens, and ornamental trees. The remainder of the site retains the existing vegetation and mature trees along the perimeter including a 100-foot-wide tree preservation area on the north side. Seven (7) trees are provided around the parking lot and amenities to enhance the design of the park and provide shade. Additionally, a mix of native prairie grasses will be preserved or restored to maintain the existing natural conditions of the site.
- e. **Tree Preservation** – The park provides several areas of tree preservation including a 100-foot-wide tree preservation area on the north side of the property to buffer the existing neighborhood to the north and maintain the park's existing tree line. Additionally, a tree survey will be provided along with the replacement of the existing mature trees which will be removed due to construction activities, as specified by the Woodland Road Corridor Plan.
- f. **Stormwater/Detention** – The development is located within Zone 'X', an Area of Minimal Flood Hazard, and water naturally flows from north to south to an existing reinforced concrete box under College Blvd. With an increase in impervious surfaces, the development will direct overflow drainage to a detention pond at the center of the property, which will have no adverse effects on the downstream storm system.
- g. **Public Utilities** – The property is within the WaterOne and Johnson County Wastewater (JCW) districts. The development will extend utilities from the existing sanitary sewer and water mains located on the property to service a restroom facility.

8. Site Design Standards

The property is subject to the Site Design Category 1 based on the Conventional Neighborhood designation of the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements. The park provides sidewalk connections through a 10-foot wide concrete trail connecting to College Blvd., and a 5-foot-wide sidewalk connection to W. 108th Terrace. This sidewalk connection will provide pedestrian access to the surrounding neighborhoods and increase the overall connectivity of the neighborhood.

9. Building Design Standards

The proposal includes one detached 200-square-foot restroom structure located along the northern portion of the property and will incorporate similar materials of the surrounding neighborhood and existing City parks.

10. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 1 mile of the subject property, exceeding UDO requirements of 500 feet. A neighborhood meeting was held on June 20th, 2024 with 26 residents in attendance. Generally, the attendees were happy about the proposed park in this part of the city. Questions posed by the residents included hours of operation, traffic, signage which staff responded to. Additional questions were also posed regarding the adjacent Fire Station 9 which staff deferred to separate upcoming neighborhood meeting to better answer their questions.

11. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans, PR24-0005, Pioneer Park with the following stipulation:
1. A tree survey must be submitted with the final site development plan in accordance with UDO 18.30.240.