



STAFF REPORT

Planning Commission Meeting: November 10, 2025

Application:	PR25-0018: Revised Preliminary Site Development Plan for Centaur Animal Health		
Location:	1225 W. Pittman Street		
Owner:	David Collis; JCDC, LLC		
Applicant:	Mark J. Metrokotsas; Centaur, Inc.		
Engineer:	Daniel Finn, P.E.; Phelps Engineering, Inc.		
Staff Contact:	Emily Carrillo; Senior Planner		

Site Area:	<u>6.98 ± acres</u>	Current Use:	<u>Vacant</u>
Existing Zoning:	<u>M-2 (General Industrial)</u>	Proposed Use:	<u>Medical Equipment and Supplies Manufacturing</u>
Proposed Building Area:	<u>60,000 square feet</u>	Existing Plat:	<u>Olathe Industrial Tracts, Second Plat, Lot 4</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Centaur Animal Health, located within the Olathe Industrial Tracts development on W. Pittman, just west of Lone Elm Road. The proposal consists of one (1) 60,000 square foot industrial building for Centaur Animal Health on Lots 5 and 6 within the development. As required by UDO 18.40.120.A, the Planning Commission must review a revised preliminary site development plan for any new building that is a major change to the previously approved development plan.

2. History

The subject property was zoned to the M-2 District in June 1970 (Ord. 346-C). In October 2016, a preliminary site development plan for Collis CraneWorks, Inc. (PR-16-0029) was approved which included seven (7) industrial lots to accommodate seven (7) general commercial buildings with outdoor storage. A final plat was approved for the Olathe Industrial Tract, Second Plat in 2017. Final site development plans for Collis CraneWorks Industrial Development, Lots 1 and 2 of Olathe Industrial tracts were concurrently approved in 2017 (PR17-0003). Lot 4 of the previously approved development included a total of four (4) general contractor buildings with outdoor storage. The current proposal constitutes a major change to the previously approved plans per UDO 18.40.120.

3. Existing Conditions

The existing site is vacant. The land gently slopes down to the south, with a few existing, mature evergreen trees located along the northwest perimeter of the site that are proposed to remain on site.



View of subject property looking south and east from W. Pittman Street.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The proposed use for ‘*Medical Equipment and Supplies Manufacturing*’ as defined in UDO 18.20.500 is a permitted use in the existing M-2 District. Centaur Animal Health is an established animal-health company in Olathe which currently operates from a nearby facility north of the site near Old 56 Highway and is seeking to expand its manufacturing operations to accommodate continued growth.
- b. **Height** – The proposed building is 35.6 feet tall at its highest point, complying with the maximum building height of 55 in the M-2 District.
- c. **Setbacks** – Setbacks in the M-2 District require buildings to be setback at least 30 feet and parking/paving setback at least 30 feet from right-of-way and 10 feet from the property lines, and the proposal is meeting these requirements.
- d. **Open Space** – The proposed development provides over 29% 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. **Phasing** – The project will be developed in multiple phases, beginning with Phase 1 in 2028 for the initial manufacturing and warehouse facility and associated parking. During Phase 1, the existing Centaur facility located to the north off of Old 56 Highway, will remain in operation.

Phase 2 (2028–2030) will expand the facility to include additional warehouse space, office area, and the main entry feature, while Phase 3 will occur in the future based on market demand and include additional manufacturing and warehouse space. Interim areas will be covered in sod until developed in future phases, and Phase 3 will require a future Final Site Development Plan review for site and architecture prior to permitting.
- b. **Access/Streets** – A new access point will be constructed from W. Pittman Street. One (1) additional access point will be added from the existing private drive located on the eastern portion of the site.
- c. **Parking** – The proposed Phase 1 development provides a total of 10 on-site parking stalls. As the primary function of this phase will be warehouse and storage operations with a limited number of on-site employees, staff finds the proposed parking to be sufficient to accommodate the anticipated demand during this initial phase of development. Additional parking will be provided with future phases to meet UDO parking requirements.
- d. **Landscaping/Screening** – The landscape plan meets UDO requirements for perimeter and on-site landscaping. Street trees will be installed along Pittman and the private street. Additionally, a Type 1 Buffer is provided along the northern property line, exceeding UDO requirements by providing additional width and maintaining the existing tree stand.

The storage and loading areas located along the western side of the property will be screened from public view through a combination of existing vegetation and new plantings. The existing tree line in the northwestern portion of the site will be maintained, and a new row of evergreen trees will be added extending south along the west property line. In addition, an 8-foot privacy fence will be installed, which exceeds the Type 1 Buffer requirement and helps reduce visibility and potential impacts to the adjacent residential properties to the west.

The parking lot will be screened with a mixture of grasses and shrubs at least three feet in height. Building foundation landscaping will be installed along the primary façade as required per 18.30.130.

- e. **Tree Preservation** – The row of existing trees along the north and west property lines will be preserved and protected throughout the construction process as shown on the landscape plan.
- f. **Stormwater/Detention** – This property is part of the original Olathe Industrial Tract regional detention system. A shared detention agreement will be provided with final site development plans as stipulated.
- g. **Public Utilities** – The project is located within the City of Olathe water and sanitary sewer service areas. The development includes the dedication of a sanitary sewer line along the western portion of the property, which will connect to the adjacent existing system. A portion of the existing waterline easement will be partially vacated, and a new easement will be rerouted and dedicated through the associated final plat (FP25-0034), which is also scheduled for consideration on this evening's agenda.

6. Site Design Standards

The property is designated as Industrial Area by the PlanOlathe Comprehensive Plan; therefore, the proposal is subject to the requirements of **Site Design Category 6** (UDO 18.15.130). The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest parking pod consists of 25 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 Building** design standards according to UDO Section 18.15.020.G.10 The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a projection from the façade or a recessed area.</i> The main building entry, located on the east primary façade, is articulated with a tower element that projects 8 inches from the façade and extends 4 feet above the roofline. The entry feature will be constructed as part of Phase 2. The applicant requests a waiver to omit the entry feature requirement for Phase 1, with the understanding that it will be provided as part of Phase 2.
<i>Façade Articulation</i>	<i>Horizontal and vertical articulation must be used to divide primary façades into vertical bays that are no greater than 50 feet in width for buildings under 100,000 square feet.</i> The east primary façade is separated into two (2) phases. Phase 1, which includes the initial manufacturing and warehouse facility

	only, incorporates vertical and horizontal articulation every 45 feet, meeting this requirement. Phase 2 incorporates the main entrance and administrative office space, incorporates articulation through a prominent entry feature, wall projections, and vertical bays that extend the full height of the façade, thereby meeting the requirement.
<i>Windows</i>	<i>First floor primary façade areas must incorporate a minimum fifteen (15) percent clear glass.</i> As proposed, the applicant is providing 15% clear glass across the entire façade for Phases 1 and 2. A waiver is requested to allow a reduction in glass for Phase 1, which will not meet code requirements until Phase 2 construction is completed and the full building façade is realized.
<i>Building Materials/ Primary Facades</i>	<i>Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 75% of the façade with a minimum of 15% clear glass on the first floor.</i> The primary façade incorporates a mix of clear glass, cultured stone, and adobe-textured insulated metal panels totaling 92% Class 1 and 2 materials and 15% clear glass, therefore meeting this requirement.
<i>Building Materials/ Secondary Facades</i>	<i>Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1, Class 2, or Class 3 on no less than 40% of the façade.</i> Secondary façades are primarily clad with adobe-textured insulated metal panels, with cultured stone and glass accents ranging between 75% and 93% Class 1 and 2 materials and therefore meeting the requirement.

Proposed Building Materials

The proposed building is predominantly comprised of stucco embossed architectural insulated metal paneling (Class 2), cultured stone veneer, and clear glass (Class 1). The building is largely colored in neutral brown tones with dark brown metal trim and blue awning accents, and concrete foundation and stem wall, meeting architecture requirements established in UDO 18.15.020.G.10.

8. Neighborhood Meeting/Correspondence

The applicant held a neighborhood meeting on October 16, 2025, in accordance with the UDO. No members of the public were in attendance. Staff nor the applicant have received any public correspondence regarding the project.

9. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design.

1. **UDO Section 18.15.020.G.10.a.3** requires that clear glass comprise a minimum of 15% of the first-floor area of any primary façade. The applicant requests a waiver to reduce the required glass percentage from 15% to 5.6% on the east-facing primary façade for Phase 1. The full glazing requirement will be met with the construction of Phase 2.
2. **UDO Section 18.15.020.G.10.a.** requires buildings less than 3 stories in height must include tower elements or similar special vertical articulation to bookend the building or to anchor the main entry or building corner. The applicant proposes a temporary building entrance on the north façade for Phase 1. This requirement will be satisfied with the construction of Phase 2, which includes the permanent main entry feature as proposed.

Staff is supportive of the (2) waivers being requested for this development as they are temporary in nature, directly related to the phased construction of the facility, which will be satisfied with the completion of Phase 2. Landscaping and screening enhancements proposed along the west property line exceed requirements and further mitigate potential impacts and visibility for adjacent residential homes to the west of the subject property. The east-facing primary façade is less visible from the public realm and located on a private street interior to the existing industrial development.

10. Staff Recommendation

Staff recommends approval of the revised preliminary site development plan (PR25-0018) with the following stipulations:

1. A waiver is granted from UDO Section 18.15.020.G.10.a.3 to reduce the required glass percentage from 15% to 5.6% for Phase 1 as shown on the elevations dated October 31, 2025.
2. A waiver is granted from UDO Section 18.15.020.G.10.a. to allow a temporary building entrance for Phase 1 as shown on elevations dated October 31, 2025.
3. All storage areas within industrial districts must be one hundred (100) percent screened from public view.
4. 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.
5. The following will be provided with final site development plans as required by the City Engineer:
 - a. Shared detention agreement between properties for the existing detention basin.
 - b. Erosion control plan, including city standard notes and details.