



STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application:	PR25-0016: Revised Preliminary Site Development Plan for Prairie Creek Elementary School Addition		
Location:	17077 W. 165 th Street		
Owner/Applicant:	Marc Williams, Spring Hill Schools USD 230		
Architect:	Robyn O’Roark, DLR Group		
Engineer:	Gary Leeds, Kaw Valley Engineering		
Staff Contact:	Andrea Morgan, AICP, Planner II		

Site Area:	<u>13.83 ± acres</u>	Current/Proposed Use:	<u>School, Elementary or Secondary</u>
Existing Building Area:	<u>71,221 sq. ft.</u>	Zoning:	<u>R-1 (Single-Family Residential)</u>
Proposed Building Area:	<u>5,778 sq. ft.</u>	Plat:	<u>Spring Hill Elementary School</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for the Prairie Creek Elementary School Addition, located at 17077 W. 165th Street. The new 5,778 square foot addition will connect to the southeast corner of the existing building. The new addition will provide approximately six (6) more classrooms. According to the Unified Development Ordinance (UDO) 18.40.120.A, an increase in building area of more than five (5) percent requires Planning Commission approval. Construction is anticipated to start in late fall of 2025.

2. History

The subject property was platted prior to annexation in January 2007 (ANX-07-001) and the existing Prairie Creek Elementary school was constructed shortly after. The subject property was rezoned to the R-1 District in May 2011 (RZ-11-008) under Ordinance 11-38. An addition was added to the southeast side of the school at the time of rezoning.

3. Existing Conditions

The property is approximately 13.83 acres and is currently developed with a 71,221 square foot elementary school. The site is surrounded by single-family homes to the north, future multifamily homes to the east, and a middle school to the west. The site gently slopes to the northwest.



Aerial view of the subject property outlined in yellow.



View of the subject property looking northeast.

4. Zoning Standards

- a. **Land Use** – The existing School, Elementary, or Secondary use, is permitted by right in the R-1 District and is compatible with the surrounding uses which consist of residential, religious, and childcare services.
- b. **Building Height** – The maximum building height for non-residential buildings in R-1 districts is 75 feet from finished grade. The highest point of the proposed building addition is 25 feet, complying with UDO requirements.
- c. **Setbacks** – Buildings in the R-1 District are subject to a front yard setback of 30 feet and side and rear yard setbacks of 7 and 25 respectively. The proposed building addition meets the required building setbacks for the R-1 District.

5. Development Standards

- a. **Access/Streets** – The site has three access points to public streets. Two access drives are to the west on to W. 165th Street and the third access drive is to the south on to W. 167th Street. Drop-off loops are provided off all entrances. No changes to access are proposed.
- b. **Parking** – The minimum parking requirement for an elementary school is 1 parking spot per 1,000 square feet of building area, for a total of 138 required parking spaces. The subject property currently provides 201 parking spaces with six (6) ADA parking spaces. No changes to the parking areas are proposed.

Landscaping/Screening – No changes are being made to the existing perimeter site landscaping. New building foundation landscaping is being provided along the north and south façades of the building addition, consisting of a mix of shrubs, exceeding foundation landscaping requirements.
- c. **Stormwater/Detention** – The site is served by the Coffee Creek regional detention basin. The existing stormwater quality BMP's are sufficient for the increase in impervious area. The project meets all Title 17 requirements.
- d. **Public Utilities** – The subject property is in the Water One and Johnson County Wastewater service areas. No changes to existing utilities are proposed.

6. Site Design Standards

The property is subject to the Site Design Category 1 based on the Conventional Neighborhood designation in the PlanOlathe Future Land Use Map. The property is not subject to additional landscaping or pedestrian connections with this proposed addition.

7. Building Design Standards

The proposed building is subject to the Nonresidential Building in Residential Zoning District design standards according to UDO Section 18.15.020. However, UDO 18.60.020.F also allows for existing structures to be expanded or enlarged in a manner that matches the existing building design and materials.

The existing building has a classroom side and administration side which are separated by an entrance axis which bisects the building. The classroom side of the building has articulated

sections with low-sloped roofs. The building materials consist of face brick (Class 1) in three (3) different colors (tan, red and brown), clear glazing (Class 1), and architectural shingles (Class 2). A classroom building addition was added to this school in 2011 and utilized these building materials and design style.

The proposed building addition will utilize the exact same building materials and classroom area design. This will allow the addition to seamlessly blend into the existing building and create a cohesive main building façade. All Class 1 and Class 1 materials, brick, clear glass, and architectural shingles, will be used on the building addition.

8. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on September 22, 2025 with no residents in attendance. Neither staff nor the applicant has received correspondence regarding the project.

9. Staff Recommendation

- A. Staff recommends approval of PR25-0016, the preliminary site development plan for Prairie Creek Elementary School Addition, with the following stipulation:
 - 1. 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.