



STAFF REPORT

Planning Commission Meeting: September 9, 2024

Application:	PR24-0010: Preliminary Site Development Plan for Fire Station 9
Location:	Northeast of College Boulevard and S. Palisade Street.
Owner:	City of Olathe
Applicant/Architect:	Jessica Reed-Shultz, Finkle + Williams
Engineer:	Mark Makris, BHC
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>2 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning	<u>AG (Agricultural)</u>	Proposed Use:	<u>Public Safety Services</u>
Proposed Building Area	<u>14,967 sq.ft.</u>	Plat:	<u>Unplatted</u>

1. Introduction

The City of Olathe is proposing to construct a 14,967-square-foot Fire Station on approximately 2.0 acres located northeast of College Boulevard and S. Palisade Street. The City will construct a two-story building with two apparatus bays with a secured parking lot for staff and city vehicles. A fire station is needed in this area to improve fire coverage due an increase in growth and call volume in and near the Woodland Road Corridor planning area. The property is also adjacent to the City's proposed Pioneer Park which is included in this evening's meeting agenda (PR24-0005).

2. History

The property was rezoned to the Agriculture (AG) District in 2012 and acquired by the City in 2019. Due to the continued growth of the City of Olathe and the increased call volume for emergency services, the Olathe Fire Department's analysis in 2023 identified the need for four new fire stations to meet the needs of the community including the proposed Fire Station No.9.

3. Existing Conditions

This property was historically used for 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 slopes to the east towards the existing pond and drops down on the east side of the pond towards the drainage channel. An existing barbed-wire fence is

located around the property, and the existing gate and driveway on the southwest corner will be removed.



View of the site looking north from College Blvd.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the AG District, and the future land use map of the Plan Olathe Comprehensive Plan designates the property as a Conventional Neighborhood. The proposed Fire Station is classified as “Public Safety Services” use and is permitted by right within the AG District.
- b. **Building Height** – Nonresidential structures taller than 35 feet within the AG District must be set back from all property lines at a distance equal to or greater than their height, up to a maximum height of 75 feet. The total height of the building is 37 feet and the building is set back more than 50 feet from all property lines meeting all setback requirements.
- c. **Setbacks** – The AG District requires buildings to be set back a minimum of 50 feet in the rear, back, and side yards. Paving setbacks are 30 feet from the right-of-way and 10 feet from property lines and this proposal exceeds setbacks requirements.

5. Woodland Road Corridor Plan

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 land uses, development practices, utilities, and traffic improvements within an area primarily characterized by low-density residential. The plan does not specifically address Public Safety Services; however, the plan acknowledges public uses are allowed in all residential categories by right which includes this property.

6. Olathe Fire Department Plans

A 2023 study was conducted to evaluate sites for improved or new facilities for the City’s emergency response. This site was selected to improve the call volume of the surrounding area as it was already owned by the City. Additionally, the proposed facility meets several goals of the Olathe Fire Department’s Strategic Plan to improve response times and ensure facilities support long-term needs.

Development Standards

- a. **Access/Streets** – The property will have two access points on College Blvd to allow fire apparatuses to pull in and out of the fire station. The existing gravel entrance will be removed, and no additional right-of-way or roadway improvements are necessary with this project.
- b. **Parking** – The minimum parking requirement for government public safety services is 1 stall per 800 square feet for a minimum of 18 spaces. A total of 16 total parking spaces including 15 standard parking stalls, and one (1) accessible stall are proposed. 14 of the 16 parking spots are located in the rear of the building to serve employees and first responders. A waiver request to reduce the amount of required parking is outlined in Section 10 of this report.
- c. **Landscaping/Screening** – Non-residential landscaping will be provided along College Blvd providing deciduous, ornamental, and evergreen trees. Foundational landscaping is also provided on the south and western facades of the building.
- d. **Tree Preservation** – Mature trees of eight (8) inches in diameter must be preserved or mitigated. Seven (7) mature trees are being removed to construct the building and will be mitigated with replacement trees of a similar species and caliper. All efforts to preserve the existing trees have been taken and a masonry retaining wall will be added along the western edge of the pavement to preserve the existing tree canopy.
- e. **Stormwater/Detention** – The project site is located within FEMA Zone X, having a minimal flooding hazard and the existing on-site pond will be modified to provide on-site stormwater detention as a dry pond. A private storm sewer system will route all developed areas to the pond. The required Level of Service will be met by the dry detention pond and native vegetation landscaping to meet water quality requirements. Appropriate temporary construction easements and permanent easements will be required.
- f. **Public Utilities** – The property is located within the WaterOne service area, and a 12-inch water main is located on the south side which will provide service to the project. Additionally, a 6-inch private fire line and a 2-inch domestic water line will need to be bored under College Boulevard for these installations.

The site is not included in the Johnson County Wastewater (JCW) service area and requires a district enlargement to the Consolidated Main Sewer District. An existing 15-inch PVC Johnson County Wastewater sanitary sewer exists East of the site and an 8-inch sewer main extension will be required to extend service to the site.

7. Site Design Standards

The property is subject to the Site Design Category 1 based on the Conventional Neighborhoods designation of the PlanOlathe Future Land Use Map. The development provides pedestrian connectivity through a 5-foot-wide sidewalk connecting to College Blvd which includes trees and shrubs to act as a gateway to the property.

8. Building Design Standards

The proposed building is subject to the Nonresidential Buildings in Residential Zoning Districts design standards according to UDO Section 18.15.020. 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>	<p><i>Primary entrance must include a projection or be recessed from the façade.</i></p> <p>The primary entrance is recessed 11 feet and the secondary story provides a covered projection over the public entrance on the south primary façade. Additionally, a tower feature anchors the entryway to the east.</p>
<i>Façade Articulation</i>	<p><i>Primary Facades must be divided into vertical bays no greater than 50 feet with a combination of vertical and horizontal articulation.</i></p> <p>The south façade includes horizontal wall projections and vertical articulation through a variation of building heights and form, meeting UDO requirements. Two prominent vertical projects include the 37-foot tower element spanning from the ground level to the ground-level roof line and a 5-foot roofline increase in the center of the building. Horizontal articulation is provided through wall notches and projections.</p>
<i>Façade Expression</i>	<p><i>Primary façades two (2) or more stories in height must incorporate one (1) or more façade expressions.</i></p> <p>The south façade is two stories tall and incorporates changes in materials, canopies, and expression lines to provide visual interest. A 50-foot-long canopy extends across the façade along the second story covering over 60% of the façade with a continual horizontal element. The façade also incorporates several examples of expression lines including changes from the stone to concrete panels for the full length of the façade.</p>

Proposed Building Materials

The building must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than seventy-five (75) percent of the façade with a minimum of twenty (20) percent clear glass on Primary Facades (south façade). Secondary faces (north, east, and west facades) 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 fifty (50) percent of the façade.

The proposed building is predominantly comprised of a natural limestone veneer (Class 1) native to the Kansas region, a synthetic concrete paneling system (Class 2), and clear glass (Class 1) with accented metal panels and trim (Class 3). All façades exceed high-quality building material and glazing requirements. The concrete paneling incorporates a variation of grey and brown shades for additional visual interest and contrasts the lighter Flint Hills limestone throughout the design.

9. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 1,000 feet of the subject property, exceeding UDO requirements of 500 feet. A neighborhood meeting was held on August 19th with four residents in attendance. Questions posed by attendees included the

site selection process for the facility, tree preservation, and trash location as well as operational questions including lighting and noise from the fire station.

Staff explained that this site was evaluated as part of a larger feasibility study to better distribute emergency resources. This site in particular allows emergency vehicles to easily travel north and south along Woodland Rd and east and west along College Blvd. Staff also noted that this site was designed with the adjacent residential in mind and disruptions will be minimized. Staff received correspondence from two (2) nearby residents, also included in this packet with similar concerns. A meeting summary is included within this packet for a full list of questions and responses and City staff responded to all inquiries.

In response to these concerns, a retaining wall was added to preserve the existing trees along the western property line, and the parking lot and generator were shifted farther east. Additionally, outdoor lighting is required to be directed away from residential with reduced illumination levels and a shorter pole height to reduce impact on adjacent residential properties. Further measures will be taken to screen the residential to the west including fencing and evergreen trees as stipulated in Section 11 of this report.

10. 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. A justification statement for one (1) waiver request for the minimum number of parking spaces is included within this packet.

1. UDO 18.15.020, which requires Public Safety Services to provide 1 parking spot per 800 square feet of building area for a minimum of 18 parking spots. The proposed site plan includes 16 parking spots.

Two parking spaces were removed to shift the generator farther away from the adjacent residential and accommodate tree preservation along the west property line. The property has limited space due to the large utility easements on the eastern portion of the property, and efforts to preserve the trees reduced the ability to accommodate additional parking on the site. Additionally, the facility is intended to staff approximately 8 people which provides eight (8) additional parking spots on site. The facility also provides higher-quality materials on all facades and exceeds landscaping requirements.

11. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plan, PR24-0010, Fire Station 9 with the following stipulation:
 1. A solid fence, gate, and evergreen trees will be provided within the western portion of the property to provide additional screening.