



STAFF REPORT

Planning Commission Meeting: May 11, 2026

Application:	PR26-0008: Revised preliminary site development plan for 167th Logistics Centre
Location:	Northwest of W. 167 th Street and S. Lone Elm Road
Owner:	Kenneth Block, Block Development
Applicant/Engineer:	Alex Bruggen, ARCO
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>18.98 ± acres</u>	Current Use:	<u>Undeveloped</u>
Zoning:	<u>MP-2 (Planned General Industrial)</u>	Proposed Use:	<u>Office</u>
Proposed Building Area:	<u>152,000 sq. ft.</u>	Plat:	<u>Platted; MP26-0001 Replat Pending</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for 167th Logistics Centre on approximately 18.98 acres, located northwest of W. 167th Street and S. Lone Elm Road. The proposal consists of two (2) 76,000-square-foot office buildings, which are identical in design and will be constructed in phases.

The office buildings will be 3-stories tall and have similar footprints. The proposed commercial development is needed to meet the demand for office space of the employees at the adjacent industrial building to the west, which houses Faith Technologies and Excellerate. Additionally, the subject property was recently replatted (MP26-0001) to re-establish lot lines and rearrange stormwater to serve the proposed office development.

2. History

The subject property was zoned to the MP-2 (Planned General Industrial) District in 2006 under Ordinance 06-73 for an industrial building (RZ-06-021), which was constructed to the west of this property (Building 1). In 2018, a revised preliminary plan was approved (PR-18-0009) to construct two (2) new additional industrial buildings (Buildings 2 & 3) for a total of 577,333 square feet. This office proposal replaces the previously proposed industrial building, Building 3. This revised preliminary plan removes stipulations related to the previous industrial

building and requests a waiver, requiring approval from the Planning Commission per UDO 18.40.



View of the subject property is outlined in yellow.

3. Existing Conditions

The existing property is undeveloped and has primarily been used for agricultural purposes. The site contains a stream corridor and a regulated floodway that bisects the eastern portion of the property. Natural vegetation is concentrated in the northeastern corner of the site within the floodway and will remain as it exists today.



View of the subject property looking southeast from Building 1, located at 21800 W 167th St.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the MP-2 (Planned General Industrial) District, and the proposed office use is permitted by right within this district. Additionally, the site is subject to Ordinance No. 06-73, which prohibits outdoor storage and display.
- b. **Building Height** – The two proposed office buildings are 3 stories tall and meet the maximum height requirements of the MP-2 District.
- c. **Setbacks** – The required setbacks for the MP-2 District are 30 feet for the front yard, 10 feet for the side yard, and 10 feet for the rear yard. Both proposed office buildings exceed the required setback requirements for this District.
- d. **Open Space** – The MP-2 District requires a minimum of 15% open space. The development is preserving approximately 49% of the site for landscaping, open space, and stormwater detention, greatly exceeding UDO requirements.

5. Development Standards

- a. **Phasing** – The development will construct one (1) office building, parking, landscaping, and stormwater improvements with the first phase. The future phase includes an identical office building, additional parking, and the construction of a new access point off Lone Elm Road. There is no timeline for the future phasing.
- b. **Access/Streets** – The applicant proposes two (2) access drives and right turn lanes off Lone Elm Road and 167th Street to serve this property. The applicant will construct a separate full-access drive on 167th Street on the subject property and a portion of the property to the west through a private shared access agreement. The southern access drive off 167th Street is expected to be converted to a right-in-right-out upon completion of future improvements to the intersection of 167th Street and Lone Elm Road in accordance with the City's Access Management Plan, unless otherwise agreed to by staff. The applicant also shows future access to Lone Elm Road and a right turn lane upon completion of City improvements to Lone Elm Road.

The proposal also includes two (2) cross-access drives internal to the site to allow traffic for Buildings 1, 2, and 3 to travel between private drives without using 167th Street, Lone Elm Road, and Monticello Road.

- c. **Parking** – The proposed office use requires 3 parking spaces per 1,000 SF of building area, resulting in a minimum of 584 parking spaces, which the applicant is exceeding. The applicant provides 653 parking spaces, 590 of which will be constructed in the first phase of development.
- d. **Landscaping/Screening** – The applicant provided a preliminary landscape plan showing a 50-foot-wide landscape area along 167th Street and perimeter buffering using a variety of shrubs, ornamental, shade, and evergreen trees around the site. Parking lot island landscaping and screening meet minimum UDO requirements. Proposed landscaping will be further refined with the final site development plan to promote continuity with the surrounding development and to soften the detention basins visible from the street.
- e. **Tree Preservation** – Existing trees on site are primarily located within the existing floodway area, and the applicant will preserve approximately 3 acres of the site for tree preservation, meeting UDO requirements. Several individual existing trees will be preserved along Lone Elm Road, while others will be removed for grading and stormwater areas along 167th Street.

- f. **Stormwater/Detention** – This development is providing for stormwater detention and stormwater quality as per Title 17. Three (3) detention basins are shown along the north and eastern portions of the site, and the area east of pervious surfaces will remain out of the floodplain. Any work within the FEMA flood plain requires a permit from the Army Corps of Engineers and a Flood Plain Development Permit from the City.
- g. **Public Utilities** – The property is located within the City of Olathe Sewer and WaterOne service areas, and utilities will be extended to serve this development.

6. Site Design Standards

The property is subject to the **Site Design Category 6** based on the MP-2 Zoning District. The following is a summary of the applicable site design requirements:

- a. **Increased Setback** – Buildings in Site Design Category 6 must be setback over 50 feet from arterial streets. The proposed office buildings are set back approximately 188 feet from 167th Street and 380 feet from Lone Elm Road, greatly exceeding increased setback requirements.
- b. **Perimeter Landscaping** – The increased setback area also requires a planted buffer along 167th Street and Lone Elm Road of at least 50 feet wide with a mix of vegetation. The applicant is providing two (2) detention basins and landscaping along Lone Elm Road, and a 50-foot landscaped area along 167th Street.
- c. **Parking Pod Size** – The maximum parking pod size for this district is 320 spaces. All the parking areas are well below the maximum size permitted for this district, with the largest parking pod being 145 spaces.
- d. **Drainage Feature** – Drainage areas visible to the public must be incorporated into the design of the development. The applicant provides fountains and landscaping around the basins along Lone Elm Road.

7. Building Design Standards

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

Commercial Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> Each building includes canopies that project over building entrances to clearly define entrances, meeting UDO requirements.
<i>Façade Articulation</i>	<i>Each primary façade must provide horizontal and vertical articulation every 75 feet of the face.</i> Each primary façade includes horizontal articulation every 50 feet through several variations of building offsets and massing as required by the UDO. The south primary façade provides vertical articulation through a slanted roof.

	The east primary façade offers a more contemporary design and features a flat roofline, which does not meet vertical articulation requirements. The applicant has submitted a waiver request as outlined in Section 9 of this report.
<i>Façade Expression</i>	<p><i>The primary façades of all buildings two (2) or more stories in height must incorporate one (1) or more additional façade expression techniques.</i></p> <p>A dark bronze ornamental cornice wraps the roofline and is over 5 feet tall and 6 feet deep, exceeding this requirement.</p>

The proposed building is primarily comprised of Class 1 stone veneer and Class 1 glazing. Office buildings are required to include a combination of two (2) materials from Class 1 or Class 2 on 70% of primary facades with a minimum of 25% glass, and 50% Class 1 and Class 2 materials on secondary facades with a minimum of 15% glass.

All primary and secondary façades are clad in 99%-100% Class 1 (stone veneer, architectural metal panel, and glass) and Class 2 (spandrel) materials, significantly exceeding UDO requirements. The building also greatly exceeds minimum glass requirements and provides 30-43% clear glass (Class 1) on all facades. The buildings feature a more modern design with a flat roof design, and the color scheme includes natural stone, dark features, and metal accents.

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 April 20, 2026, with no one in attendance. Neither the staff nor the applicant received correspondence from the public regarding this application.

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. The applicant submitted a justification statement for one (1) waiver request, which is included in the meeting packet.

1. **Vertical Articulation** – The applicant is requesting a waiver from UDO 18.15.020.G.8, requiring a variation in building height or roof form on primary facades. The applicant is providing a flat roof on one (1) of the primary facades (east elevation).

The applicant’s justification statement provides that the building design features a dynamic roofline articulated by a continuous projecting roof canopy on all sides. The applicant further states that alterations to the roofline would detract from the cohesiveness of the composition of the overall building.

Staff supports the waiver request as the proposal results in a superior architectural design and greatly exceeds UDO requirements. The building provides higher-quality materials and glass on all facades and features a balanced use of horizontal articulation on all facades with clad columns and notches creating visual interest. The building meets horizontal and vertical articulation requirements on the second primary façade (south elevation), which faces 167th

Street. The overall building features a slanted roof and creates an overall variation of height, which meets the intent of this articulation requirement.

10. Staff Recommendation

- A. Staff recommends approval of **PR26-0008**, 167th Logistics Centre, with the following stipulation:
 - 1. A waiver is granted from the vertical articulation requirements of UDO 18.15.020.G.8, for the eastern facades of the two office buildings, as shown on the elevations dated April 7, 2026.