



STAFF REPORT

Planning Commission Meeting: October 13, 2025

Application:	PR25-0015: Revised Preliminary Site Development Plan for Timber Sage Elementary School Addition		
Location:	15800 W. 173 rd Terrace		
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>17.13 ± acres</u>	Current/Proposed Use:	<u>School, Elementary or Secondary</u>
Existing Building Area:	<u>75,523 sq. ft.</u>	Zoning:	<u>R-1 (Single-Family Residential)</u>
Proposed Building Area	<u>5,355 sq. ft.</u>	Plat:	<u>Boulder Hills, Second Plat</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Timber Sage Elementary School Addition, located at 15800 W. 173rd Terrace. The new 5,355 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 annexed in 2005 (ANX-05-007) and zoned to the R-1 District in May 2007 (RZ-07-013) under Ordinance 07-40. The property was platted as Lot 47 of the Boulder Hills, Second Plat (FP16-0053) and the existing building was constructed in 2017 (PR16-0040).

3. Existing Conditions

The property is approximately 17.13 acres and is currently developed with a 75,523 square foot elementary school. The site is surrounded by single-family homes on the north, east, and west sides and undeveloped land to the south. The site gently slopes to the north.



Aerial view of the subject property outlined in yellow.



View of the subject property looking northwest.

4. Zoning Standards

- a. **Land Use** – The existing School, Elementary, or Secondary use, is permitted by right in the R-1 District and continues to be compatible with the surrounding residential uses.
- 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 building addition is 24 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. One access drive is to the east to S. Allman Road, the second access drive is to the west on S. Brougham Drive, and the third drive is to the south onto W. 173rd Terrace. 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 149 required parking spaces. The subject property currently provides 198 parking spaces with eight (8) ADA parking spaces. No changes to the parking areas are proposed.

Landscaping/Screening – No changes are being made to the existing perimeter site landscaping. Building foundation landscaping is being provided along each new façade 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 Site Design Category 1 based on the Conventional Neighborhood designation in the Plan Olathe 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 have 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 1).

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 three (3) residents in attendance. Questions covered topics such as traffic, construction timeline, and building utilities. Neither staff nor the applicant has received additional correspondence regarding the project.

9. Staff Recommendation

A. Staff recommends approval of PR25-0015, the preliminary site development plan for Timber Sage 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.