



STAFF REPORT

Planning Commission Meeting: March 11, 2024

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| Application: | PR24-0002: Preliminary Site Development Plan for the Johnson County MED-ACT Station | | |
| Location: | 301 N. Monroe Street | | |
| Owner/Applicant: | Rick Gehlback; Johnson County Facilities Management, Board of Commissioners of Johnson County, Kansas. | | |
| Engineer: | Judd D. Claussen, P.E; Phelps Engineering Inc. | | |
| Staff Contact: | Taylor Vande Velde; Planner II | | |

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| Site Area: | <u>1.5 ± acres</u> | Current Use: | <u>Vacant</u> |
| Existing Zoning: | <u>MP-1 (Planned Light Industrial)</u> | Proposed Use: | <u>Public Safety Services</u> |
| Proposed Building Area: | <u>9,047 square feet</u> | Plat: | <u>Johnson County Family Services, First Plat</u> |

1. Introduction

The applicant is proposing to construct a 9,047-square-foot public safety service facility on approximately 1.5 acres located southwest of W. Spruce Street and N. Monroe Street. The property adjoins the existing Johnson County Juvenile Detention Center located directly north. The proposed MED-ACT Station would serve as a 24/7/365 facility for an ambulance response crew of up to 10 employees. The building will function as both an office and residential living space for personnel due to the 24/7 nature of operations. The single-story building will house up to six (6) service and emergency vehicles inside the apparatus bays and is expected to receive approximately 10 service calls a day. Johnson County MED-ACT provides EMS services to over 600,000 citizens over an area of 479 square miles and this additional facility will improve response times and help reduce the workload of surrounding MED-ACT facilities.

2. History

The subject property was zoned to the MP-1 (Planned Industrial) District in 1975 and platted as one lot in 1988 with the Johnson County Family Services First Plat. In 1979 the Johnson County Adolescent Center for Treatment was constructed on the subject property and demolished in 2021 in preparation for the proposed MED-ACT station. Additionally, the property was split through the administrative lot split process (LS23-0027) in 2023 to separate the Juvenile Detention Center, located northwest of the subject property, and accommodate a separate lot for the proposed MED-ACT station.

3. Existing Conditions

The existing site is vacant with an access drive and a portion of the parking lot for the facility to the north. Several mature trees on site will be removed to construct the building and onsite detention.



View of subject property looking west from W. Monroe Street.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The property is zoned MP-1, and the future land use map of the PlanOlathe Comprehensive Plan designates the property as Regional Commercial Center and Mixed-Density Residential Neighborhood. The “Public Safety Services” use is permitted by right in the MP-1 District. General uses allowed in the MP-1 District include a variety of light industrial and higher-intensity commercial uses including but not limited to gas stations, offices, repair services, and warehousing. The MED-ACT Station is a less intense use for the surrounding residential and improves safety services for the community.
- b. **Building Height** – The building is required to be a minimum of 17 feet tall and a maximum of 55 feet tall. The applicant is providing a minimum of 17’ 3” and a maximum of 21 feet at the entrance of the building, meeting UDO requirements.
- c. **Setbacks** – Setbacks in the MP-1 district require buildings to be setback at least 50 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 property is required to maintain 20% of the site as open space and the site is providing approximately 44% open space, significantly exceeding UDO requirements.

5. Development Standards

- a. **Access/Streets** – The existing driveway from W. Monroe Street will be removed and shifted to the north. The new parking lot will connect to the existing lot serving the Juvenile Detention Center which connects to W. Spruce Street and W. Monroe Street.
- b. **Parking** – The minimum parking requirement for government public safety services is 1 stall per 800 square feet for a minimum of 11 spaces. The applicant is providing 23 total parking spaces including 12 standard parking stalls, one (1) accessible stall, and ten (10) non-standard parking stalls for safety vehicles to the rear of the building. Parking will primarily serve employees and first responders as the building is not open to the public.
- c. **Landscaping/Screening** – Non-residential landscaping is provided along Monroe Street with a mix of deciduous, evergreens, ornamental trees, shrubs, perennials, and grasses. Of these plantings, almost 70% are native species. Native wetland plugs will also be planted within the detention area to the rear of the property with a retaining wall located on the western property line. Foundation landscaping is also provided along the east, north, and west facades. An 8-foot-tall solid vinyl privacy fence will screen the parking lot on the north, south, and west and an ornamental fence with a gate will be provided along the entrance driveway from Monroe Street.
- d. **Tree Preservation** – Mature trees of eight (8) inches in diameter must be preserved or mitigated. Several mature trees are being removed to construct the building and will be mitigated with replacement trees of a similar species and caliper. The layout of the facility is constrained by the limited space within the site and required parking.
- e. **Stormwater/Detention** – A stormwater basin will be provided in the northwest corner of the site screened by the perimeter fencing. The project will meet all Title 17 requirements.
- f. **Public Utilities** – The property is within the City of Olathe Sewer and Water districts. There is an existing public sanitary sewer main in the northwest area of the site and a new sewer connection to this main is proposed. The existing public water main on W. Monroe

Street. provides a water supply to the building and will be used for domestic water service. Additionally, a new fire line will be installed for building fire suppression.

6. Site Design Standards

The property is subject to Site Design Category 5 based on the existing MP-1 Industrial zoning designation. The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – The building is not adjacent to R-1 or R-2 zoning or an arterial street so an increased setback with perimeter landscaping is not required. Non-residential landscaping is provided along Monroe Street. Additionally, a solid perimeter fence with a gate will screen the rear parking lot from public view.
- b. **Parking Pod Size** – The maximum parking pod size is 160 spaces. The site provides a small public parking lot of five (5) spaces in the front and eight (8) parking stalls located to the rear of the property. The remaining 11 parking spaces will be used for emergency vehicles in the rear of the building screened by the perimeter fencing.
- c. **Pedestrian Connectivity** – A pedestrian connection is required, and the applicant is providing a pedestrian gateway where the sidewalk connects to W. Monroe Street, with heavy landscaping in a decorative planting bed.
- d. **Drainage Feature** – The detention area in the rear of the building will be 100% screened from public view with solid fencing, therefore, landscaping will not be provided around the detention area.

7. Building Design Standards

The proposed building is subject to the Office and Civic Building design standards according to UDO Section 18.15.020. The building has one primary façade, facing east. The following table lists the applicable building design standards and proposed design elements:

| Building Design Standard | UDO Design Requirements Proposed Design |
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| <i>Building Entryway</i> | <i>Building entries along primary facades must include a projection or be recessed from the façade.</i> The primary entrance is defined by a projection from the east façade where a black metal canopy is proposed. The tower feature along with the canopy reinforces the front entrance. |
| <i>Façade Articulation</i> | <i>Primary Facades must be divided into vertical bays of 75 feet with a combination of vertical and horizontal articulation.</i> The east façade includes a horizontal wall projection and vertical articulation through a variation of building heights and form, meeting UDO requirements. An angled roofline is proposed over the garage bays with a 4-foot canopy overhang. Additionally, a 3-foot change in parapet height is located between the building entrance and the northern half of the structure. |
| <i>Façade Expression</i> | <i>One-story buildings must have a minimum height of 17 feet and include a tower element or similar vertical articulation.</i> The minimum building height is over 17 feet tall and includes a tower element made of stone veneer at the primary entrance to |

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| | define the space from the adjoining apparatus bay and the northern part of the building. |
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Proposed Building Materials

The building must provide a minimum of 70% Class 1 and Class 2 materials and 25% clear glass on primary facades (east façade). Secondary faces (north, south, and west facades) must provide no less than 50% of Class 1 and Class 2 materials with a minimum of 15% clear glass.

The proposed building is predominantly comprised of genuine stucco (Class 1), a natural limestone veneer (Class 1), clear glass (Class 1), and accented with metal panels and trim (Class 3). All façades significantly exceed high-quality building material requirements with a range of 91%-95% Class 1 & 2 materials. Glazing is meeting UDO requirements on all facades except for the south secondary façade where 5% clear glass is provided. The applicant is requesting a waiver of the 15% glass requirement on the south façade. See section 8 below for an analysis of this waiver request.

8. 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 for building materials identified below. This justification statement is included within this packet.

1. UDO 18.15.020.G.8.b.2, which requires *that secondary façades must incorporate a minimum of fifteen (15) percent clear glass*. The proposed building provides 5% clear glass on the south secondary façade.

Staff supports the requested waiver as the functionality of the building and interior storage needs along this façade limit the amount of clear glass. The south façade is located within the apparatus bay and requires equipment and storage along this wall for first responders. In lieu of the 15% clear glass requirement, the applicant is providing higher quality materials on all facades including the south façade. Additionally, this façade will be sufficiently screened from public view with additional landscaping and an 8-foot privacy fence.

9. 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 February 13, 2024, at the Johnson County Youth and Family Services Center across the street from the site. One (1) individual attended the meeting with discussions around facility operations and staffing. The City and the applicant have not received any correspondence regarding this application.

10. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR24-0002, Johnson County MED-ACT Station, with the following stipulations:
 1. A waiver is granted from UDO 18.15.020.G.8.b to reduce the glass required on the south secondary facade from 15% to 5%.