



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	<u>PR26-0012</u>: Request for approval of a Revised Preliminary Development Plan for Faith Technologies Incorporated (FTI)
Location:	Southwest of 167 th Street and Lone Elm Road
Owner:	167 Olathe 4, LLC / Aspen Industrial Land Fund I LLC
Applicant:	Zack Hahn, Arco National Construction - KC
Engineer/Architect:	Mark Breuer, Schlagel Associates
Staff Contact:	Jessica Schuller, AICP; Senior Planner

Site Area:	<u>126.3 acres</u>	Proposed Use:	<u>Computer and Electronic Product Manufacturing</u>
Building Area:	<u>Building 1: 504,689.07 SF</u> <u>Building 2: 481,816 SF</u> <u>Building 3: 481,816 SF</u>	Plat:	<u>Unplatted</u>
Existing Zoning:	<u>M-2 (General Industrial)</u>		

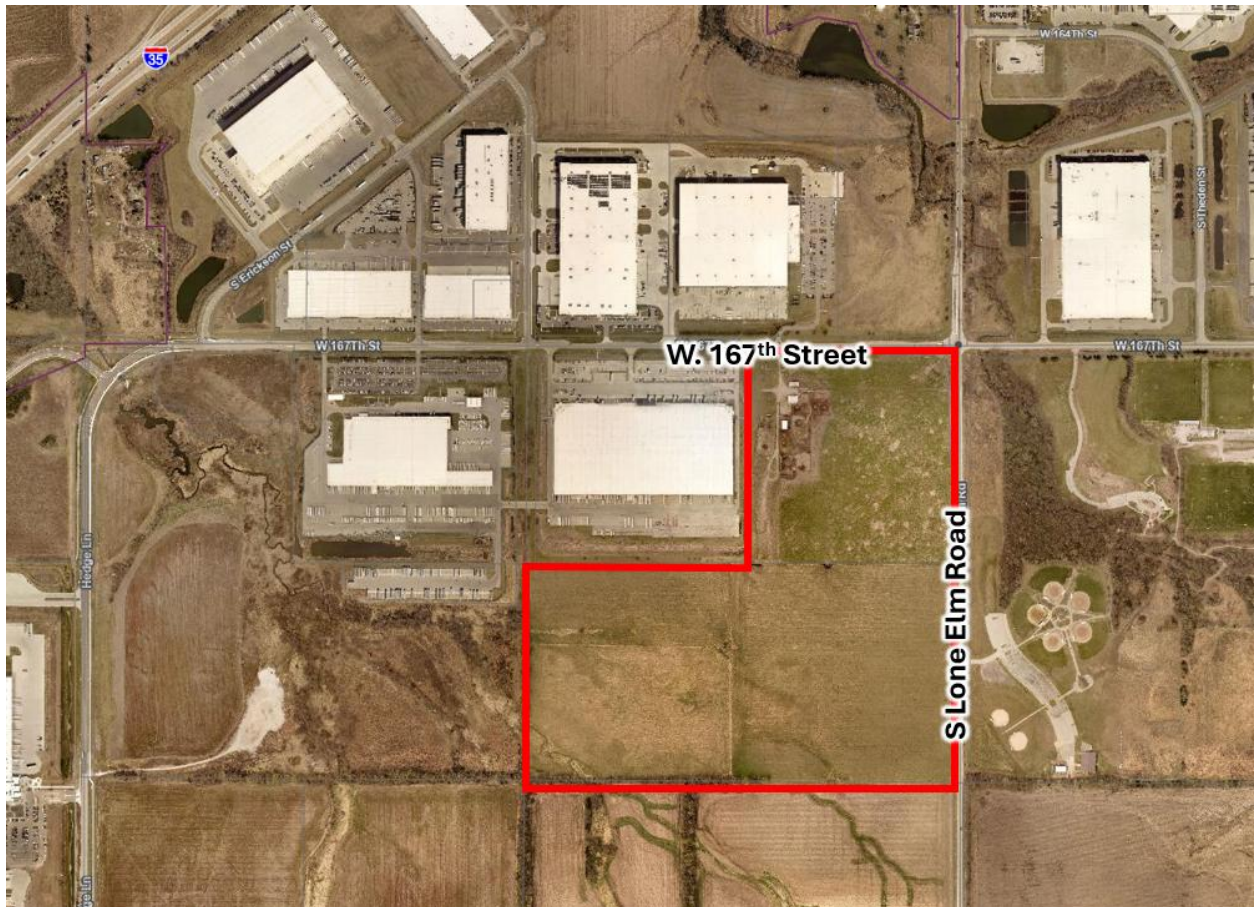
1. Introduction

The applicant is requesting a revised preliminary site development plan for three single-story manufacturing facilities totaling 1,468,321.07 square feet on 126.3± acres, located south of 167th Street and west of Lone Elm Road. Faith Technologies is currently located northwest of 167th and Lone Elm Road, and this project is an expansion of their manufacturing facilities, which produce energy integrated electrical houses, unit substations, generator enclosures, and other power conveyance modules.

The climate-controlled buildings will accommodate a proprietary manufacturing process and necessitate overhead doors for truck docking and equipment loading to be located on all facades. The primary office entrances are located at building corners, adjacent to employee parking areas. The manufactured products will be transported with tractor-trailers of significant length, creating the need for the expanded pavement areas shown on the plans. The project will be constructed in two phases, with Buildings 1 and 2, adjacent to Lone Elm Road, constructed first. Building 3 (future phase) will be identical to Building 2.

2. History

The property was annexed into the City of Olathe in August of 2025 and rezoned from County Rural to M-2 (General Industrial) in May of 2026 for speculative industrial uses. The property has historically been used for residential, farming and agricultural purposes. No other zoning or development applications have been submitted or approved on this site.



Site Location Map

3. Existing Conditions

The subject property is located south of 167th Street and west of Lone Elm Road, which are paved 2-lane roadways with intersection turn lanes. A single-family residential structure and livestock pens exists on the northwest corner of the property, with a gravel driveway connecting to 167th Street. The remainder of the site is undeveloped and consists of open grass and farmland. There are significant trees located near the existing residential structure which will require mitigation with this application, and along fence lines which will be dedicated as future right-of-way.



Site Photo Looking Southwest from Lone Elm Road

4. Zoning Standards

- a. **Land Use** – The proposed manufacturing facilities for Computer and Electronic Products is permitted by right in the existing M-2 District and aligns with the Elevate Olathe Comprehensive Plan future land use designation of this property as Industrial. Zoning Ordinances for this property, 26-17 and 26-18, also restrict a number of land uses which are of greater intensity, including paper, textile, clothing, and meat byproduct manufacturing.
- b. **Building Height** – Building heights within the M-2 District are limited to a maximum of 55 feet in height (Column 1 Dimensional Standards). The proposed buildings are 52 feet tall at their highest point, in compliance with UDO requirements.
- c. **Setbacks** – The M-2 District requires 30-foot front yard setbacks, 30-foot paving setbacks from right-of-way, and 10-foot side and rear yard setbacks. The preliminary plan exceeds all the dimensional requirements of the M-2 District, with buildings setback over 250 feet from Lone Elm Road and 145 feet from 167th Street and future 171st Street and Monticello Drive.
- d. **Open Space** – The M-2 District requires 15% of the net site to be maintained as open space, and between 25%-30% open space is provided on Lots 1-3, exceeding UDO requirements.

5. Development Standards

- a. **Access/Streets** – Full access to Lot 1 of the development is proposed along 167th Street near the western property line, and two locations along Lone Elm Road – near the center of the lot (passenger cars only with left and right turn-lane added) and between Lots 1 and 2 (truck entrance only with left and right turn lane added).

An additional temporary full-access driveway is located on Lone Elm Road near the center of Lot 2 and will accommodate passenger vehicles only; this access drive aligns with the entrance to Lone Elm Park to the east and is temporary access until the construction of 171st Street, at which time it must be removed. Future access to Lots 2 and 3 will be taken from 171st Street once constructed, and right-of-way for half the width of this collector roadway is shown.

- b. **Parking** – The development provides 859 parking stalls and 240 deferred parking stalls, for a total of 1,099 stalls across Lots 1-3. This parking amount exceeds the minimum requirement of 993 stalls, per the UDO standards of 1 per 1,500 square feet of building area. Deferred parking stalls are designated on the east side of Building 1, with 266 stalls planned with the initial construction of Lot 1.
- c. **Tree Preservation** – The site contains several existing significant trees, primarily located around the existing residential structure, for a total of 318 caliper inches on site. These trees will be removed during site grading, and mitigated on a caliper inch basis, per UDO requirements at the time of Final Site Development Plan.
- d. **Landscaping/Screening** – The applicant provided a preliminary landscape plan meeting the requirements of the UDO. Landscape buffers are required along the perimeter of the site. A 50-foot-wide landscape area is provided along all roadways and future right-of-way. These areas contain a mix of deciduous, evergreen and ornamental trees. Additional plantings are provided to accommodate for tree mitigation, and the screening of overhead doors facing arterial roadways. An 8-foot tall gray vinyl fence with masonry columns placed every 100-foot on center is provided along the length of Lone Elm Road, and in select locations along 167th Street and future 171st Street to screen the standard-height overhead doors.

In addition, outdoor storage areas must be completely screened from public view. The site plans indicate future storage locations on the west sides of Buildings 1 & 2 including 30' tall gas tanks (painted white) which will be screened by a 35-foot concrete wall designed as an extension of the primary building façade. The outdoor storage areas are for finished product waiting to be picked up and delivered to the customers. Staff included a stipulation that storage areas must not extend beyond the front line of the building and must not be visible from arterial and collector roadways, except for storage areas which may be visible from access driveways on the subject property.

- e. **Stormwater/Detention** – The property is subject to all Title 17 requirements of the Municipal Code. Five wet detention basins will be located on the property, the most visible at the intersection of 167th Street and Lone Elm Road, and all basins will be landscaped with a fountain feature. The basins will be placed in common tracts to be maintained by the property owner.
- f. **Public Utilities** – The property is in City of Olathe sewer and WaterOne service areas. An existing sanitary sewer main is on site and will serve the northern building, and new sanitary sewer will be constructed to serve the south buildings. An existing water main runs along the north side of 167th Street and will service the development for domestic and fire service.

6. Site Design Standards

The property is subject to Site Design Category 6 based on the Industrial designation of the Elevate Olathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Parking lots must be broken up into parking pods with no more than 320 stalls and the largest parking pod includes 40 stalls, complying with this requirement.
- b. **Drainage Feature** – Tracts A, C and E are wet detention basins visible to the public from adjacent roadways. As such, they are required to be incorporated as a site amenity feature, and will be landscaped with fountain features, meeting UDO requirements.
- c. **Increased Setback** – All buildings are setback over 50 feet from arterial streets as required by UDO.
- d. **Perimeter Landscaping** – The planted buffer areas along 167th Street and Lone Elm Road are 50 feet wide and planted with a mix of deciduous and evergreen trees, meeting the requirements for landscaping along arterial roadways. Additionally, an 8-foot tall gray colored vinyl fence will be incorporated along portions of Lone Elm Road, to screen overhead doors facing arterial roadways.

7. Building Design Standards

Buildings in the M-2 District are subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). Color elevations were provided with the preliminary site development plan showing the proposed building materials and architectural style. Proposed materials consist of textured and painted concrete panels with reveals, and glass, in shades of blue and medium and light gray. Future Building 3 elevations will be identical to Building 2.

The following table lists the applicable design requirements of the UDO and proposed design elements:

Table 1: Building Design Standards	Design Requirements <i>(Industrial Buildings)</i> <i>Proposed Design</i>
<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> Primary building entrances are situated at building corners where offices are located. Each office entrance includes projecting canopies, meeting UDO requirements.
<i>Garage and Overhead Doors</i>	<i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i> Due to the function of the manufacturing facilities, overhead doors are located on, or planned for future installation, on all building facades. This includes visible overhead doors (30-feet in height) along facades that face arterial roadways, and for which a waiver is requested (see Section 8, Waiver Requests). The three buildings also include standard overhead truck doors that are approximately 10 feet in height from finished floor, and these doors will be setback 250 feet from Lone Elm and screened with an 8-foot tall vinyl fence, and painted to blend with the adjacent façade color. If the doors prove to be visible from adjacent roadways following construction and installation of screening methods, then overhead canopies are required to be installed, as stipulated. Otherwise, the 10-foot overhead doors

	meet UDO requirements to be recessed from the primary façade and painted to blend (architecturally treated). <i>Building 1 (East Façade)</i> Building 1 incorporates 30-foot tall overhead doors in locations dictated by the internal manufacturing process, including the north and east primary facades. The proposed doors on the east façade are located at the south end and are setback more than 160 feet from the primary façade line but are not painted to blend and do not include an overhead canopy. Locations for future 30-foot tall knockouts on the primary east façade are also shown on the building elevations. <i>Building 1 (North Façade)</i> The north façade of Building 1, facing 167th Street, includes two visible 30-foot overhead doors which are recessed from the primary façade a minimum of 2-feet and incorporate 36" overhead canopies. For Building 1, all 30-foot doors will be constructed of a rubberized material, which allows a quicker cycle-time, and are not able to be painted to blend with the adjacent façade. <i>Building 2 / 3 (East Façade)</i> Building 2 also includes 30-foot tall overhead doors on the east primary facade, and two of these will be constructed of a metal material that will be painted to blend with the adjacent wall color. Others will be constructed of the rubberized material which cannot be painted, and all 30-foot doors will be recessed and include the required overhead canopy, except those doors which are setback more than 160 feet from the front façade line, which will not include canopy overhangs. <i>Buildings 2 / 3 (South Façade)</i> The south primary façade of Building 2 includes one 30-foot tall overhead door, which is visible from a future collector roadway, and which includes the UDO required treatments for visible overhead doors.
<i>Horizontal & Vertical Articulation</i>	<i>Each primary façade must provide horizontal and vertical articulation every 100 linear feet of the façade.</i> The east primary facades of Buildings 1 and 2 include vertical and horizontal articulation at spans greater than 100 feet, and are meeting articulation requirements for the north and south facades of Buildings 1 and 2 respectively (see Section 8, Waiver Requests).

Primary facades are required to utilize a minimum of two (2) Class 1 and Class 2 materials on 75% of the façade, with a minimum of 15% glass on the first floor. Secondary facades must utilize a minimum of two (2) Class 1, Class 2 and Class 3 materials on 40% of the façade. All facades provide two Class 1 and 2 materials, including painted and textured concrete panels

with formliner reveals, Class 1 insulated metal panels and glass. A waiver to glass requirements on primary facades is requested for the 5%-8% glass provided (see Section 8, Waiver Requests).

8. Waiver Requests

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 the four (4) waivers requested which is included in the meeting packet.

**Note: Building 3 elevations are proposed as identical to Building 2, so requested Building 2 waivers will also be considered a request for Building 3.*

- a. **Percentage of Glass** – The applicant is requesting a waiver from UDO 18.15.020.G.10.a(3) pertaining to the percentage of glass on primary facades. The UDO requires a minimum of 15% glass on the first floor of primary facades, and glass is primarily provided at building corners within the office areas in addition to clerestory glass. The north and east primary facades of Building 1 have 5.2% and 6.7% glass respectively. The east and south facades of Buildings 2 & 3 have 5.8% and 8.2% glass respectively.
- b. **Articulation** – A waiver is requested to the articulation requirements of UDO 18.15.020.G.10.a(4). The UDO requires vertical and horizontal articulation for every 100 feet of façade width. Articulation is provided at maximum spans of 108 feet on the east façade on Building 1 and 162 feet on the east façade of Buildings 2 & 3.
- c. **Visible Overhead Doors from Arterial Roadways** – A waiver is requested to the overhead door requirements of UDO 18.15.020.G.10.a(2), which provides that overhead doors may only face a local or collector public street, unless completely screened from view. Buildings 1 & 2 have 30-foot overhead doors which will be visible from 167th Street and Lone Elm Road, which are arterial roadways.
- d. **Treatment of Visible Overhead Doors** – A waiver is requested to the treatment of visible overhead doors per UDO 18.15.020.G.10.a(2). Visible, street-facing doors must include a three (3) foot deep canopy or overhang above the doorway, be recessed a minimum of two (2) feet from the building façade line, and the door be architecturally treated. All of the rubberized 30-foot overhead doors are not architecturally treated, and the two 30-foot doors within the bump-out areas located at the south end of Building 1 and the north end of Building 2, do not include 36" overhead canopies.

Staff worked closely with the applicant to understand the unique functionality and design needs of the buildings as manufacturing facilities. Staff is supportive of the 4 (four) waivers requested because the visible 30-foot tall overhead doors are integral to the proprietary manufacturing process, and the location of the overhead doors are determined by the interior floor plan which includes overhead bridge cranes and other large equipment. The need to have overhead doors on all building facades restricts the ability to provide 15% glass on the ground floor.

In lieu of the waiver requests, the applicants included additional screening measures along roadways, including an 8-foot tall vinyl fence along 167th Street and Lone Elm Road, including stone columns and additional landscaping to screen and soften the fence. The applicants have also added vertical and horizontal articulation to secondary facades where it is not

otherwise required, and included clerestory glazing on all facades to offset the requirement for ground-floor glass.

9. Public Notification and Neighborhood Meeting

A neighborhood notification letter was provided to property owners within 500 feet of the site, per UDO requirements. Staff and the applicants have not received any correspondence regarding the project.

10. Staff Recommendation

A. Staff recommends approval of the preliminary site development plan, PR26-0012 for FTI Manufacturing, with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.10.a(3) to permit glass percentages on primary façades as shown on the architectural elevations dated July 14, 2026.
2. A waiver is granted from UDO 18.15.020.G.10.a(4) to permit articulation of primary façades as shown on the architectural elevations dated July 14, 2026.
3. A waiver is granted from UDO 18.15.020.G.10.a(2) to permit visible overhead doors to face arterial roadways, as shown on the architectural elevations dated July 14, 2026.
4. A waiver is granted from UDO 18.15.020.G.10.a(2) to permit the proposed architectural and screening treatments of visible overhead doors as shown on the architectural elevations dated July 14, 2026.
5. If the southerly offsite access (171st Street) as illustrated on the preliminary plan cannot be negotiated with the adjacent landowner, temporary full access to Lone Elm will be permitted approximately 600 feet north of future 171st street. Once the permanent southerly access (171st Street) is constructed, the temporary full access to Lone Elm must be removed.
6. Left and right turn lanes must be installed on Lone Elm Road for the temporary access point, located approximately 600 feet north of future 171st Street.
7. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated February 2026, the Olathe Access Management Plan, and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and must adhere to Access Management Plan and City Engineer requirements.
8. Outdoor storage of materials, products, and equipment must not be visible from arterial and collector roadways (excluding visibility at access driveways), and must not extend beyond the front lines of building facades which are adjacent to collector and arterial roadways.
9. Any fence which extends beyond the front line of the building must be decorative in nature and will not consist of chain-link material. Stone columns must be incorporated with fencing along arterial roadways, at a minimum

spacing of 100-feet on center. Barbed wire fencing is not permitted on the property.

10. If any approximately 10-foot tall overhead doors are visible from public roadways (excluding visibility at access driveways) following the construction and installation of all approved screening methods, then overhead canopies or overhangs must be installed, in accordance with UDO 18.15.020.G.10.
11. Security gates installed for any of the buildings must be installed such that adequate staging is provided onsite for trucks entering the development. No trucks are permitted to be staged on public streets in accordance with UDO 18.30.160.L.
12. 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.