



MINUTES

Planning Commission Meeting: June 10, 2024

Application:	<u>RZ24-0010:</u> Request for approval of a rezoning from R-1 (Single-Family Residential) and M-2 (General Industrial) Districts to the M-2 (General Industrial) District and a preliminary site development plan for Carson Street Storage on approximately 9.37 acres; located at 20550 W. 159th Street.
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Ms. Andrea Fair, Planner II, presented RZ24-0010, a request to the M-2 District with a preliminary site development plan for Carson Street Storage, located at 20550 W 159th Street. The development includes two lots on 9.37 acres and has one existing residential structure adjacent to 159th Street that was constructed in 1977, prior to the property being annexed into the City in 1984 and zoned to a City Zoning District.

Ms. Fair explained the site's zoning history. The property is currently zoned R-1 (Single-Family Residential) and M-2 (General Industrial) District, and the applicant is requesting to rezone to the M-2 (General Industrial) District to allow for construction of a Truck Maintenance and Storage Facility. The M-2 District includes a number of industrial and service-type uses. Staff recommends some uses be restricted on the property due to the visibility from W. 159th Street, adjacent land uses, and alignment with existing restrictions on neighboring properties. The applicant is amenable to these restrictions.

Ms. Fair stated that the Future Land Use Map of PlanOlathe identifies the subject property as Industrial Area, with a Primary Greenway bisecting the site. The proposed M-2 District and stream corridor protection areas align with these PlanOlathe future land use designations. The proposal also aligns with policies from PlanOlathe.

Ms. Fair presented the preliminary site plan which includes a 16,400 square foot industrial building on Lot 1 to the north, to be used for truck maintenance/storage and office space. Lot 1 will be constructed with Phases 1 & 2. Lot 2, to the south, includes a 27,000 square foot industrial building for truck maintenance and storage. Lot 2 will be constructed with Phases 3 & 4. Lot 1 is proposing 50 parking spaces and Lot 2 is proposing 54 parking spaces. Both lots accommodate truck parking, and all outdoor truck parking areas will be screened from public roadways. Ms. Fair continued that traffic access will be provided from W. 159th Street and be partially constructed on the property to the east, who will share access once that property is redeveloped.

Ms. Fair demonstrated on the map where the applicant proposes to preserve 43% of the existing tree canopy on site, which exceeds UDO requirements. The applicant will also meet all landscaping standards, installing buffers with plantings adjacent to roadways, and sodding disturbed land areas. Staff has stipulated that additional landscaping may be required along the east property line to satisfy Type 1 Buffer requirements, if the remaining existing vegetation is not sufficient following roadway construction.

Ms. Fair presented the proposed elevations, which show one-story buildings at 35 feet in height. Both buildings within the proposed development will have a consistent architectural theme and will be constructed primarily of stucco, thin brick veneer, metal, and glass. All UDO requirements are being met.

Ms. Fair stated the applicant has requested a waiver from Site Design Category 6, which requires a minimum setback area of 200 feet when an industrial site directly abuts a R-1 Zoning District. The applicant is requesting a 60-foot setback. Staff is supportive of the request, as the R-1 District to the west is not currently occupied with a single-family home and Future Land Use map of PlanOlathe designates the property to the west as Industrial Area.

Ms. Fair continued that the applicant met all public notice requirements. The applicant held a neighborhood meeting on May 13th, 2024 with two residents in attendance. No specific questions about the project were asked. Staff has not received any correspondence about the project.

Staff recommends approval of RZ24-0010 with stipulations and the preliminary plan with stipulations. The applicant has agreed to all stipulations.

Chair Janner asked if the commissioners had any questions.

Commissioner Bergida asked Ms. Fair to explain the difference between the intended business use versus the restricted or prohibited use of "1(a) Automobile Storage or Towing." He asked to confirm that the intended business was for trucks.

Ms. Fair confirmed the intended business is for a trucking facility. The first prohibited use is for automotive storage and towing of wrecked and inoperable automobiles.

Commissioner Bergida asked if the distinction was for wrecked vehicles versus repairing trucks, which Ms. Fair confirmed.

With no further questions, **Chair Janner** opened the public hearing, but no one was signed up to speak. With no further comments, he entertained a motion to close the public hearing. A motion was made by **Commissioner Creighton** to close the public hearing, seconded by **Commissioner Bergida**. The motion passed by a vote of 8 to 0.

With no further comments or discussion. **Chair Janner** entertained a motion on RZ24-0010.

A motion to approve RZ24-0010 as stipulated by staff was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulations:

A. Staff recommends approval of RZ24-0010 for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan.
2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the M-2 District with the following stipulation:

1. The following uses are prohibited:
 - a. Automobile Storage or Towing,
 - b. Paper Manufacturing,
 - c. Power generation plant,
 - d. Recycling Centers, Drop-Off,
 - e. Parking Lots, Surface, as Principal Use,
 - f. Rendering and Meat Byproduct Processing.

C. Staff recommends approval of the preliminary development plan with the following stipulations:

1. A waiver is granted from UDO 18.15.130.C, permitting a minimum 60-foot setback adjacent to a R-1 District.
2. An access easement for the access drive must be provided to the subject property at the time of final plat.
3. A Type 1 Buffer will be required along the east property line if, at the time of roadway construction, the existing vegetation is not preserved in a manner that satisfies landscaping requirements.
4. Any outdoor storage of materials, products, or equipment must be entirely screened from view per UDO 18.30.130.I.9.
5. Existing trees and vegetation must be preserved along 159th Street to provide screening of truck parking prior to the issuance of a building permit for Phase 4.
6. 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.