



STAFF REPORT

Planning Commission Meeting: December 9, 2024

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| Application: | PR24-0015: Preliminary Site Development Plan for The District Parking Lot |
| Location: | Southwest of W. 119 th Street and Renner Boulevard |
| Owner: | CF Olathe North LLC |
| Applicant: | James Arkell, Loretto Commercial Development |
| Engineer: | David Eickman, Olsson Inc. |
| Staff Contact: | Nathan Jurey, AICP, Senior Planner |

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| Site Area: | <u>12.85 ± acres</u> | Current Use: | <u>Undeveloped</u> |
| Zoning: | <u>M-1 (Light Industrial)</u> | Proposed Use: | <u>Parking Lots, Surface</u> |
| Proposed Parking: | <u>888 parking stalls</u> | Plat: | <u>Unplatted</u> |

1. Introduction

The applicant is requesting approval of a preliminary site development plan for The District Parking Lot development on 12.85-acres located north of the intersection of N. Winchester Road and E. 123rd Street. This project is for a surface parking lot with 888 stalls that will serve the proposed arena and theme park for The District located to the northeast, which is included in this meeting agenda as a separate item (RZ24-0016). As no preliminary site development plan is currently valid on this property, Planning Commission review of this application is required by the Unified Development Ordinance (UDO) before any development may occur.

2. History

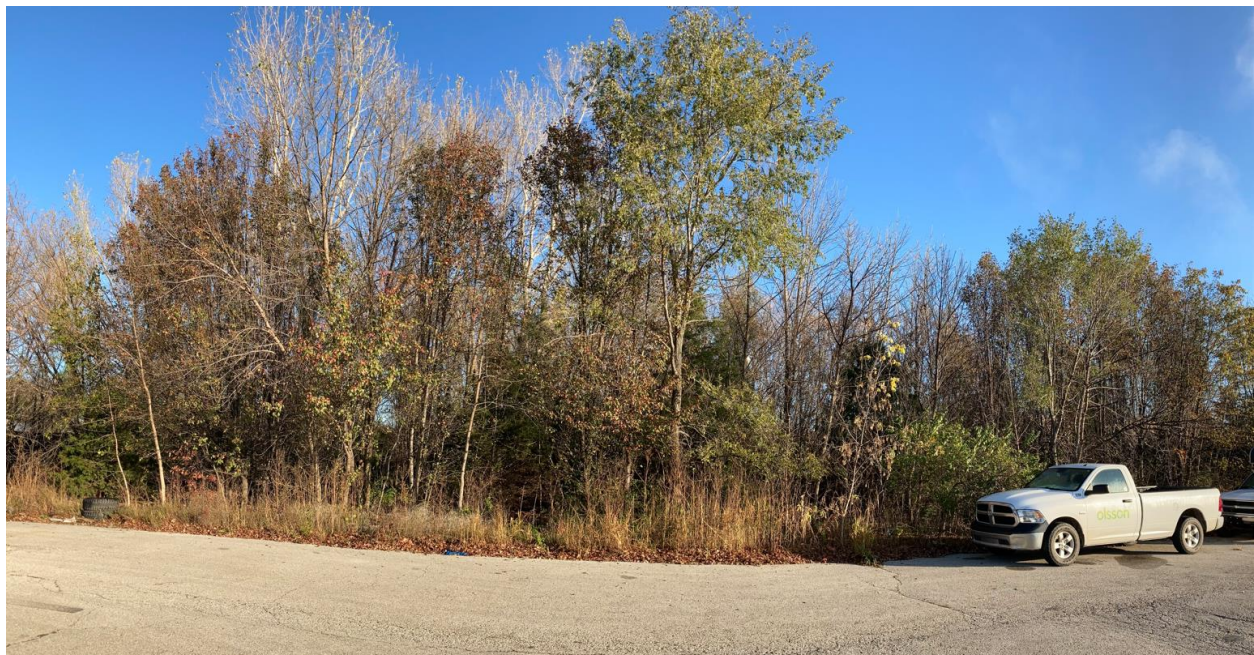
The subject property was annexed in 1966 (Ord. 1828-A) and was zoned to the M-1 District in 1970 (Ord. 346-C). This site was part of several larger projects over the years including the 2004 Olathe Arena Project (RZ04-0031) and the 2007 Olathe Gateway II (RZ07-0036). However, those projects never developed and this site has retained the M-1 District zoning to this day.

3. Existing Conditions

The site is bound by a residential development to the west, large industrial buildings to the north and east, and smaller industrial buildings to the south. The site falls gradually from the north to the south. Significant trees are located along the west and south property lines with scrub trees and shrubs found on the remainder of the undeveloped site.



Aerial map of subject site outlined in yellow and the associated case (RZ24-0016) in orange.



View of subject site looking north from Winchester Street.

4. Zoning Standards

- a. **Land Use** – The surface parking lot use is permitted as a principle or accessory use in the M-1 District and the proposed parking lot is accessory to the associated case (RZ24-0016) on this agenda.
- b. **Paving Setbacks** – All paved areas comply with the minimum setback of 30 feet from street right-of-way and 10 feet from all other property lines.
- c. **Open Space** – This development provides 36% open space, exceeding the minimum of 20% open space required by the M-1 District.

5. Site Design Standards

The property is subject to the Site Design Category 5 based on the Industrial Area designation of the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod is 159 stalls, complying with the maximum parking pod size of 160 stalls.
- b. **Pedestrian Connectivity** – A cross-property sidewalk connection is proposed along the main entry drive to provide at least one (1) pedestrian connection option as required by UDO.
- c. **Drainage Feature** – The drainage basin located in the southwest corner of the site is extensively landscaped using native grasses in the basin and trees along the perimeter.
- d. **Perimeter Landscaping** – The required 40-foot-wide perimeter landscape area is provided along the residential property to the west and will be landscaped using a combination of new and existing landscaping to comply with UDO requirements.

6. Development Standards

- a. **Access/Streets** – The property is accessed via Winchester Street to the south and will connect through the adjoining property to the northeast. Public street improvements are required with the development of the adjoining property to the northeast and are outlined in the staff report for RZ24-0016 included in this agenda.
- b. **Parking** – This parking lot development is accessory to the land uses proposed in the associated case (RZ24-0016) on this agenda. A summary regarding the parking required to accommodate those uses is provided in the staff report for RZ24-0016.
- c. **Landscaping/Screening** – The 40-foot-wide buffer along the residential property to the west exceeds the required 30-foot-wide Type 5A buffer, and will include the required berm, wall, and landscaping. The required 10-foot-wide Type 1 buffer is provided along the industrial properties to the north, south, and east using a combination of new and existing landscaping. Internal to the site, the main entry drive is tree-lined and at least one (1) landscape island and tree is provided for every 20 parking stalls as required by UDO.
- d. **Tree Preservation** – Based on aerial photography, very few trees existed on this site as recently as 2010. Significant trees are located along the west and south property lines, all of which will be preserved with this development.
- e. **Stormwater/Detention** – An extended dry detention basin will be installed in the southwest corner of the site to comply with Title 17 stormwater requirements of the Municipal code. All stormwater collected within the proposed parking lot will drain to this basin.

- f. **Public Utilities** – The site is located within the City of Olathe water service area and private water lines will be extended throughout this site as needed to serve the property. This site is within the Johnson County Wastewater service area, but sanitary sewer service is not needed for this parking lot development.

7. Neighborhood Meeting/Correspondence

Neighborhood notice was provided to property owners within 500 feet of the subject property as required by UDO. A neighborhood meeting was held on October 24, 2024 with no one in attendance.

8. Staff Recommendation

- A. Staff recommends approval of **PR24-0015** for The District Parking Lot with the following stipulation:
 1. At time of final site development plan application, an outdoor lighting plan and associated photometric study must be submitted in compliance with UDO 18.30.135.