



STAFF REPORT

Planning Commission Meeting: May 11, 2026

Application:	PR26-0001: Preliminary Site Development Plan for Gateway Landing
Location:	Northwest of 175 th Street and Black Bob Road
Owner:	Travis Schram, Grata Development
Engineer/Applicant:	Mark Bruer, Schlagel Associates
Developer:	John Lassaux, Grata Development
Staff Contact:	Nathan Jurey, Senior Planner

Site Area:	<u>26.50 ± acres</u>	Zoning:	<u>RP-3 (Planned Low Density Multifamily)</u>
Dwelling Units:	<u>318 units</u>	Current Use:	<u>Undeveloped</u>
Density:	<u>14.47 units per acre</u>	Proposed Use:	<u>Multifamily Residence, 5+ Units</u>
Lots/Tracts:	<u>1 Lot & 1 Tract</u>	Plat:	<u>Unplatted</u>

1. Introduction

The applicant is requesting approval of a preliminary site development plan for the Gateway Landing development. The 26-acre subject property is generally located northwest of 175th Street and Black Bob Road and south of the Timber Sage Elementary School. The proposal is for a 318-unit multifamily development consisting of ten (10) three-story buildings to be constructed in a single phase. This project will provide a well-connected pedestrian network and resident amenities, including a clubhouse and pool, dog park, sports court, and open play field. In addition, this development will construct Tomashaw Drive, which is a new street that will extend from 172nd Terrace down to 175th Street.

Zoning approval, entitling the proposed multifamily land use and density occurred in 2007; therefore, the review provides an analysis of the dimensional and development standards for compliance with Unified Development Ordinance (UDO) standards. As required by UDO 18.30.120.A, preliminary site development plan approval is required prior to development.

2. History

The subject 26-acre property was annexed into the City in 2005 (Ord. 05-01) and zoned to the RP-3 District in 2007 (Ord. 07-38) as part of the larger 160-acre 175th and Black Bob development, which included a mixture of commercial, multifamily, and single-family zoning. In 2007, a preliminary site development plan was approved (RZ07-0011) for a 264-unit multifamily development consisting of 22 two-story buildings. However, that plan was never developed and has since expired.



The subject property is outlined in yellow.

3. Existing Conditions

The site is generally undeveloped farmland and is bound by 173rd Terrace (a collector street) to the north, an existing tree line along the west, 175th Street (an arterial) to the south, and the future Tomashaw Drive right-of-way to the east, which will be constructed with the proposed development. The tallest point is near the middle of the property with the northern third sloping towards 173rd Terrace and the southern two-thirds sloping towards 175th Street.



View of the subject property looking southeast from the northwest corner of the property.

4. Coffee Creek Area Plan

The property is within the Coffee Creek Master Plan area, which was adopted into the Olathe Comprehensive Plan in 2005 (Ord. 05-75). The Coffee Creek Master Plan was commissioned to guide future development within the unincorporated area south of Olathe between Ridgeview Road and Pflumm Road due to a major sanitary sewer expansion project in this area. The Master Plan provided land use recommendations to ensure consistent and appropriate growth in the study area and those recommendations were adopted into the Olathe Comprehensive Plan in 2005. In 2007, the subject property was rezoned to the RP-3 (Planned Low-Density Residential) District as this aligned with the Comprehensive Plan and the Coffee Creek Master Plan land use designation of Mixed-Density Residential. This future land use designation was maintained on this property with the adoption of the Plan Olathe Comprehensive Plan in 2010 (Ord. 10-60) and the adoption of the Elevate Olathe Comprehensive Plan on April 21, 2026 (Ord. 26-14).

5. Zoning Standards

- a. **Land Use** – The proposed multifamily residential use is permitted within the RP-3 District and aligns with the Elevate Olathe Comprehensive Plan future land use designation of this property as a Mixed Residential Neighborhood.
- b. **Density** – The development has a density of 14.5 dwelling units per net acre, complying with the maximum density of 15 units per acre allowed by the RP-3 District. Additionally, the RP-3 District requires a minimum of 3,000 square feet of lot area per dwelling unit and the proposal complies, providing 3,010 square feet of lot area per unit.
- c. **Building Height** – The maximum building height in the RP-3 District is three (3) stories and 40 feet tall and the proposed 3-story buildings are 39 feet tall as measured to the average roof height in accordance with UDO 18.30.110.
- d. **Setbacks** – The development complies with the minimum building setbacks of 75-feet from 175th Street (south), 30-feet from 173rd Terrace (north) and Tomashaw Drive (east), and 25-feet from adjacent residential zoning (west). All paved areas are setback at least 30-feet from street right-of-way, as allowed in the RP-3 District. Internally, all buildings exceed the minimum building separation of 15-feet.
- e. **Site Coverage** – As proposed, 40% of the site is covered by buildings and paved area, complying with the maximum site coverage of 60% in the RP-3 District.
- f. **Open Space** – At least 15% and 7.5% of the site must be set aside as common and active open space respectively and the proposal includes 60% common open space and 7.5% active open space. The proposed active open space includes an outdoor pool area, seating plazas, dog park, sports court, and an open play field.

6. Development Standards

- a. **Access/Streets** – The applicant submitted a Traffic Impact Study (TIS) for evaluation and staff agrees with the recommended road improvements as the proposal adheres to the City's Access Management Plan. This development will construct Tomashaw Drive (a new public street) with the recommended turn lanes at 175th Street. Tomashaw Drive will connect 172nd Terrace to 175th Street and serve as the main access for the proposed development, with secondary access provided from 173rd Terrace to the north.

Public sidewalk will be installed along each adjacent street as required and signage will be added along 173rd Terrace at school crossings leading to Timber Sage Elementary School.

- b. **Parking** – The development provides a total of 581 parking stalls, exceeding the minimum requirement of 488 stalls, per the UDO standards of 1.5 stalls per unit and 1 stall per 300 square feet of leasing office. The proposal includes 483 surface parking stalls, 86 attached garage stalls, and 12 detached garage stalls, all of which are internal to the site and do not front a public street.
- c. **Landscaping/Screening** – Master landscaping is provided along the collector and arterial streets to the north, east and south as required by UDO 18.30.130. Internally, the development provides at least one (1) tree per dwelling unit, one (1) tree per landscape island and foundation landscaping around the buildings. The trash service area will be screened as required and utility screening will be further refined with the final site development plan application.
- d. **Tree Preservation** – This project preserves 85% of existing trees, exceeding the requirement to preserve at least 30% of significant trees. The existing tree line along the west property line will be preserved with tree removal limited to that which is necessary for grading and stormwater detention requirements.
- e. **Stormwater/Detention** – A stormwater study and a downstream stormwater study were submitted by the applicant and reviewed by staff for compliance with all requirements of Title 17. The majority of the site will convey stormwater into the proposed extended wet detention basin located in the southwest corner of the site. A portion of the site will convey stormwater to the north through existing infrastructure and into the Coffee Creek regional detention basin that was constructed by the City of Olathe. The downstream stormwater study found that the existing homes adjacent to the Coffee Creek regional detention basin will remain protected from flood events as required by Title 17.
- f. **Public Utilities** – The property is located within the WaterOne and Johnson County Wastewater service areas and utilities must be extended as required by the utility provider.

7. Site Design Standards

The property is subject to the Site Design Category 3 requirements based on the existing RP-3 (Planned Low-Density Multifamily) District. The following is a summary of the applicable site design requirements:

- a. **Frontage Landscaping** – The development provides a 30-foot landscape area along 173rd Terrace and Tomashaw Street and a 75-foot landscape area along 175th Street, exceeding the requirement to provide at least a 20-foot landscape area.
- b. **Outdoor Amenity Space** – At least 10% of the site must be designed as outdoor amenity space and 14.7% of the site is dedicated for outdoor amenity space. The proposal includes an outdoor pool, seating plazas, open play field, dog park, sports court, and a pond with a water feature and scenic overlooks.
- c. **Parking Pods** – The largest proposed parking pod includes 35 stalls, which complies with the maximum allowance of 40 stalls per pod.
- d. **Pedestrian Connectivity** – The development provides the required direct pedestrian connections between all buildings and amenities on site. In addition, pedestrian gateways are provided at each public sidewalk entrance and a cross property connection is provided with details to be finalized with the final site development plan application.
- e. **Drainage Feature** – The proposed stormwater retention pond includes a water feature and is surrounded by extensive landscaping, complying with the requirement to design visible stormwater drainage features as an attractive amenity or focal point.

8. Building Design Standards

The proposed buildings are subject to the Vertically Attached Residential design standards according to UDO Section 18.15.020.G.5. The development consists of ten (10) three-story multifamily buildings and the applicant provided building elevations and renderings of the (4) different Building Types (Types I, III, IV, and V) that will be used throughout the project. In general, Building Types I and V include garages on one elevation, Type III does not include any garages, and Type IV includes residences, garages, and the clubhouse. The proposed accessory structures, such as detached garages and storm shelters, will be reviewed for compliance with building design standards at time of final site development plan application.

The following table lists the applicable building design standards and proposed design elements of the four (4) Building Types:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>All common entries must be defined by a covered projection or by being recessed and open walkways and stairways along the exterior of the building are prohibited.</i></p> <p>All common building entries are defined by a covered projection that leads to a fully enclosed stairwell.</p>
<i>Garage Doors</i>	<p><i>Street-facing garage doors must be recessed and architecturally treated.</i></p> <p>All buildings are oriented with garages that do not face public streets and do not face the two (2) private streets that intersect within the development.</p>
<i>Building Façade Treatment</i>	<p><i>Each dwelling must have a deck, balcony, patio or access to a rooftop amenity that is at least 24 square feet in size per unit.</i></p> <p>Every dwelling unit includes its own individual balcony or patio that exceeds 24 square feet in size.</p>
<i>Façade Articulation</i>	<p><i>Each primary façade must be divided into façade bays that are no greater than 50-feet in width through a combination of horizontal and vertical wall articulation.</i></p> <p>Each building uses a combination of horizontal and vertical articulation to divide primary façades into façade bays that are no greater than 50-feet in width as required.</p>
<i>Façade Expression</i>	<p><i>The primary façade of all two-story or taller buildings must incorporate one (1) of the prescribed façade expression techniques.</i></p> <p>The applicant selected the change in material façade expression technique and a change in material from brick to stucco is provided between lower and upper floors for the full length of the façade on each building elevation, meeting this requirement.</p>

Proposed Building Materials

Every building uses a combination of Class 1 brick veneer, stucco, cast stone, and glass, with Class 3 Hardie board siding and metal panels. Every building uses Class 1 brick, stucco, stone, and glass, on each primary and secondary façade meeting the requirement to use at least three (3) different Class 1 materials on both primary and secondary façades. The building is predominantly clad in red brick, with a cream-colored stucco and cast stone, board & batten in a deep blue-green, and lap siding in light brown. The applicant intends to select additional cohesive paint color options to provide some variety across the development, which will be further refined at time of final site development plan as stipulated.

Across the development, at least 70% Class 1 materials are used on all primary facades and at least 50% Class 1 and 2 materials are used on secondary façades as required. Regarding glass, the buildings provide at least 20% glass on primary façades and 11% on secondary facades, meeting minimum glass requirements. Additionally, all buildings cover between 65% and 84% of the façade area with masonry materials, including glass area, whereas a minimum of 75% masonry materials is required by the RP-3 District. A stipulation is included requiring all building elevations to comply with the minimum masonry material requirements at time of final site development plan application.

9. Neighborhood Meeting/Correspondence

The applicant held the required neighborhood meeting on March 10, 2026 with 49 individuals in attendance. The meeting minutes and sign-in sheet provided by the applicant are included in the Planning Commission packet. According to the minutes, questions were asked about the general scope of the project, zoning and density, stormwater detention, building architecture, amenities, and construction process.

Staff received written correspondence from eight (8) individuals, which are included in the meeting packet. Additionally, a resident provided a copy of a petition with 130 signatures and a copy of an online petition with 273 signatures as of May 6, 2026 and. All correspondence and both petitions received by May 6th are included in the packet and any additional correspondence received after May 6th will be provided to the Planning Commission prior to the meeting. Staff also responded to a number of phone correspondences.

The primary topics from the correspondence and petitions include vehicle traffic and pedestrian safety; stormwater detention; impacts to neighborhood character, privacy and property values; and impacts on the Spring Hill School District and other shared community resources.

Regarding traffic, Tomashaw Drive and the required turn lanes at 175th Street will be constructed in accordance with the Traffic Impact Study reviewed by the City. For pedestrian safety, Safe Routes to School will be maintained as required throughout the City. A school crosswalk with pedestrian crossing signage will be installed at the 173rd Terrace and Allman Road intersection and a school zone with stricter speed limits will be established along 173rd Terrace around that crossing. Concerning stormwater, the stormwater study and the downstream stormwater study submitted by the applicant were both reviewed closely by the City and the proposal complies with all stormwater requirements of Title 17. In response to concerns about the impacts to the neighborhood, the applicant added berms and landscaping along the perimeter of the site to provide buffering and screening from the existing single-family residences. In addition, a collector road will separate this development from the existing residences and all proposed buildings meet and most exceed the required setbacks. Lastly, staff discussed this project with the Spring Hill School District and they had no concerns at this stage as the multifamily zoning on this property has been accounted for since 2007.

10. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plan for PR26-0001, Gateway Landing, with the following stipulations:
 1. The following items must be addressed at the time of final site development plan:
 - i. All facades must use a minimum of 75% masonry materials as required by the RP-3 District.
 - ii. Exterior materials and colors will be further refined to provide a cohesive color palette across the development and to vary where a material change occurs between floors.
 2. 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.