



## STAFF REPORT

Planning Commission Meeting: October 14, 2024

<b>Application:</b>	<b>PR24-0014: Revised Preliminary Site Development Plan for Bluebox Garage</b>		
<b>Location:</b>	16129 S. Lone Elm Road		
<b>Owner:</b>	Harwin Sandhu; Everest Holdings, Inc.		
<b>Applicant/Engineer:</b>	Keegan Amos; Davidson A+E		
<b>Staff Contact:</b>	Emily Carrillo; Senior Planner		
<b>Site Area:</b>	<u>7.25+ acres</u>	<b>Current Use:</b>	<u>Vacant</u>
<b>Zoning</b>	<u>M-2 (General Industrial)</u>	<b>Proposed Use:</b>	<u>Building Contractor without Outdoor Storage</u>
<b>Proposed Building Area</b>	<u>10,053 sq.ft.</u>	<b>Plat:</b>	<u>M.G.A. Estates, Lot 2</u>

### 1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Bluebox Garage, located at 16129 S. Lone Elm Road. The proposal consists of eight (8) industrial buildings, totaling 61,960 square feet, to be utilized for building contractor garages. The project will be developed in two (2) phases. Phase I includes a 10,053 square foot contractor's building (Building A) while a future Phase II will include a second contractor's building and six (6) self-storage buildings. Per UDO 18.40.120, a revised preliminary site development plan is required for Planning Commission to review as new buildings are proposed.

### 2. History

The subject property is platted, and the property was developed prior to annexation into the City. In 2020, the property was annexed and rezoned to the M-2 District. Subsequently, a special use permit and preliminary site development plan were approved, allowing the use of an animal care facility with outdoor kennels. K9 Acres Pet Resort LLC opened business in 2020 but is no longer operating on this property. In 2022, a revised preliminary site development plan was approved (PR22-0005) for Bluebox Storage 'Mini-Warehouse' but never constructed. This proposal included 10 mini-warehouse self-storage buildings in addition to the existing building along Lone Elm which was proposed for an 'Animal Care Facility'.

### 3. Existing Conditions

Lot 1 includes an existing 4,000 sq. ft. building located adjacent to Lone Elm Road, which is currently utilized as Woof's Play & Stay and will remain on the site. An existing parking area is located on the east side of the animal care facility and includes one (1) accessory building that will be removed for future construction. Lot 2 remains undeveloped. The land gently slopes down to the west, with an existing, mature tree line located along the northeast perimeter of the subject property that will remain on site. Required landscaping was installed from the previously approved mini-storage plans that will be maintained on site.

### 4. Zoning Standards

- a. **Land Use** – The proposed use is classified as 'Building Contractor without Outdoor Storage' as identified in the Use Matrix of the City's Unified Development Ordinance (UDO, Section 18.20.500) which is allowed by right in the M-2 District.
- b. **Building Height** – The tallest proposed building is 22 feet at its peak, complying with the maximum building height of 55 feet in the M-2 District.
- c. **Setbacks** – The proposal exceeds all minimum building and paving setbacks required by the M-2 District (UDO 18.20.200).
- d. **Open Space** – The proposal provides 69 percent open space, significantly exceeding the minimum of 15 percent open space in the M-2 District.

### 5. Development Standards

- a. **Phasing** – Phase I includes 10,053 square foot contractor's building (Building A) and all required site improvements and landscaping. A future Phase II will include a second contractor's building (Building B) and six (6) self-storage buildings.
- b. **Access/Streets** – The site currently has access to Lone Elm Road. No changes are proposed to the existing driveway with this application. A new sidewalk connection will be constructed connecting to Lone Elm Road.
- c. **Parking** – The proposal is providing 21 parking stalls located on the east side, adjacent to Building A. The code requirement for the building contractor use is one (1) space per 1,500 square feet, for a minimum of 12 required parking stalls, and therefore, meeting the UDO parking requirements established in UDO 18.30.160. Additionally, this proposal will retain 62 of the 69 existing parking stalls associated with the Woof's Play & Stay animal care facility and include parking lot landscaping per UDO 18.30.130.
- d. **Landscaping/Screening** – All existing trees along the north property line and all landscaping installed in 2021 will be preserved throughout construction, except for three (3) trees located where Building A is proposed. As a replacement, three (3) trees and additional shrub plantings will be installed within the remaining parking area and along the front of Building A to maintain compliance with landscape standards.
- e. **Tree Preservation** – All existing trees and tree lines will be preserved per UDO 18.30.240.
- f. **Stormwater/Detention** – The existing stormwater detention located along the north end of the property will remain. A final stormwater management report will be required with the Final Site Development Plan application.
- g. **Public Utilities** – The property is served by WaterOne for water and by the City of Olathe for sanitary sewer service.

## 6. Site Design Standards

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

- a. **Parking Pod Size** – The proposal provides 21 parking spaces, which complies with the maximum allowance of 320 parking stalls per parking pod.
- b. **Increased Setback** – All proposed buildings are setback over 250 feet from Lone Elm Road and approximately 85 and 60 feet from the north and east property lines respectively, exceeding the minimum 50-foot setback requirement from arterial streets and nonindustrial zoning districts.
- c. **Perimeter Landscaping** – The existing perimeter landscaping along Lone Elm Road meets this requirement and will be retained throughout construction. Additionally, a 50-foot and a 33-foot planted buffer to the north and east with a fence is existing and will be retained, exceeding the standard for a 20-foot planted buffer with a fence requirement.

## 7. Building Design Standards

The proposed buildings are subject to the **Industrial Building** category as established in UDO 18.15.020.G.10. The west and south façades of Building A (Phase 1) are categorized as primary façades, and all remaining facades are considered secondary. The following table outlines the applicable Industrial Building design standards per UDO 18.15.020.G.10 and the proposed design elements.

Building Design Standard	UDO Design Requirements
<i>Garage and Overhead Doors</i>	<p><b><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></b></p> <p>All overhead doors are oriented to the east and will not be street-facing therefore meeting the requirement.</p>
<i>Horizontal Articulation</i>	<p><b><i>A horizontal articulation tool must be used every 50 feet on primary facades.</i></b></p> <p>A 4-foot wall projection of stone veneer and metal paneling extends the height of the façade every 40-feet meeting the horizontal articulation requirement.</p>
<i>Vertical Articulation</i>	<p><b><i>A vertical articulation tool must be used every 50 feet on primary facades.</i></b></p> <p>A 4-foot change in parapet height occurs every 40-feet of the primary façade meeting the articulation requirement.</p>

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 materials, including glass and stone veneer, and all front-facing primary facades exceed the minimum percentage of glass required.

## **8. Neighborhood Meeting/Correspondence**

A neighborhood meeting was not required with this application as no residential development is located within the notification area. Notice was provided to all property owners within 500 feet to all property owners in the City as required by the UDO. Staff has not received any public correspondence regarding this proposal.

## **9. Staff Recommendation**

A. Staff recommends approval of the revised preliminary site development plan (PR24-0014) Bluebox Garage with the following stipulations:

1. Tree protection fencing per UDO Section 18.30.240.E will be installed around all areas of tree preservation on site and maintained throughout the duration of construction for this development.
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.