



## STAFF REPORT

Planning Commission Meeting: April 27, 2026

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<b>Application:</b>	<b>PR26-0006: Preliminary Site Development Plan for Millcreek Bathhouse and Splashpad</b>
<b>Location:</b>	320 E. Poplar Street
<b>Owner:</b>	City of Olathe
<b>Applicant:</b>	Jacob Schwekiert, GBA
<b>Engineer/Architect:</b>	Treadwell Jones, GBA
<b>Staff Contact:</b>	Jessica Schuller; Senior Planner

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<b>Site Area:</b>	<u>3.01 ± acres</u>	<b>Current Use:</b>	<u>Parks and Open Space</u>
<b>Zoning:</b>	<u>R-2 (Two-Family Residential)</u>	<b>Plat:</b>	<u>Olathe</u>
<b>Proposed Building Area:</b>	<u>2,266 square feet</u>		

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### 1. Introduction

The City of Olathe is proposing updates to Millcreek Park, located northwest of E. Poplar Street and N. Woodland Road, by constructing a new bathhouse accessory to the existing swimming pool, and a new splashpad with seating and landscaping. The majority of the existing bathhouse will be demolished (1,922 square feet) with only the mechanical room to remain. A new 2,266 square foot bathhouse will be constructed, housing restrooms, office, storage, and concession areas.

A new 2,178 square foot splash pad with seat walls will be constructed northwest of the bathhouse along with an additional 738 square foot concrete slab. The existing restrooms located west of the parking lot will also be demolished.

### 2. History

The existing swimming pool and bathhouse were constructed in 1987. Today, Mill Creek Park includes an accessible playground, tennis courts with pickleball lines, and shelters with tables and grills. A series of sidewalks connect Spruce Street with Poplar Street.

### 3. Existing Conditions

The park takes public access from N. Woodland Road and sidewalks connect the various amenities throughout the park. Significant trees exist throughout the property, and a 72-inch Heritage Tree is located along E. Poplar Street.



*The subject property is highlighted in blue.*



*Splash Pad Location Northwest of Building*

#### 4. Zoning Standards

- a. **Land Use** – The property is zoned to the R-2 (Two-Family) District. The proposed “Parks and Open Space” use is permitted by right within the R-2 District and supports the surrounding residential neighborhoods with public recreation space.
- b. **Building Height** – Buildings within the R-2 District have a maximum height of 35 feet. The proposed bathroom is approximately 17 feet tall at its highest point, and the existing mechanical room is approximately 15 feet tall at its highest point, meeting UDO requirements.
- c. **Setbacks** – The R-2 District requires buildings to be setback at least 20 feet from front and corner side yards and 25 feet from rear property lines. Parking and paved areas must be outside of the front, side and rear yards. The proposal is meeting all setback requirements.

#### 5. Parks and Recreation Master Plan (2023)

The Olathe Parks and Recreation Master Plan (2023) identified that three of Olathe’s community pools will require significant investments in order to extend their lifecycle, including the Mill Creek swimming pool. The renovation of the Mill Creek pool, including the splash pad addition, was identified as a short-term project in the recreation master plan.

#### 6. Development Standards

- a. **Access/Streets** – Public access to Mill Creek Park is provided from Woodland Road, and will remain as existing.
- b. **Parking** – Parks and Open Space uses do not have a minimum parking count, however, 40 parking spaces, including two (2) accessible stalls, are provided. No changes to parking are proposed with this project.
- c. **Landscaping/Screening** – Non-residential landscaping is provided along Poplar Street with a mix of deciduous and ornamental trees, as required by the UDO. Frontage area along Woodland Street will include four (4) new trees near the parking lot. New trees are also proposed interior to the site, surrounding the splash pad, and new shrubs will be planted along the perimeter of the splash pad seat wall. All parkland area located north of the existing parking lot will remain as existing.
- d. **Tree Preservation** – One significant tree (defined as 8-inch caliper or larger) will be removed in order to accommodate the construction of the splash pad. Three existing significant evergreen trees along Poplar Street will be removed in order to enhance the street frontage. Tree protection fencing will be provided around three significant trees that are in proximity to the project area, including on 72-inch Heritage Tree on Poplar Street. Overall, 79% of existing tree calipers will be preserved on site, exceeding UDO requirements.
- e. **Stormwater/Detention** – The development does not increase impervious area more than 5,000 square feet, therefore no additional stormwater treatment is required. Stormwater from the park flows directly into the adjacent Mill Creek on the west side of the property.
- f. **Public Utilities** – The property is within the City of Olathe water and sewer service areas. No changes to existing utilities are proposed.

## **7. Site Design Standards**

The property is subject to Site Design Category 3 based on the existing R-2 (Two-Family Residential) District. Development in Site Design Category 3 must provide a landscaped area at the sidewalk edge that is at least twenty (20) feet deep with a minimum of seventy (70) percent porous/permeable surfaces and fifty (50) percent planted material. The park provides the required 20-foot landscape area along Poplar Street, which will be planted with five (5) new Red Maple trees and two (2) Eastern Redbuds. Frontage area along Woodland Street will include four (4) new trees near the parking lot, with the rest to remain as existing. The park also provides the required pedestrian connectivity through the use of sidewalks and trails connecting throughout the park, and features a variety of outdoor amenities including seating areas, common areas and mature trees.

## **8. Building Design Standards**

The new 2,226 square foot bath house is accessory to the existing swimming pool and is comprised primarily of burnished concrete masonry units (Class 2 material) in three (3) different color tones – dark brown, gray and black. The existing mechanical building, which is proposed to remain, consists of split-face concrete masonry units (Class 3 material) and will be painted dark brown to match the new structure. Both the existing and proposed structures will have a new standing seam metal roof system (Class 1 roof material). A shade canopy will be installed between the two structures above an outdoor seating area.

## **9. Neighborhood Meeting/Correspondence**

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on March 24, 2026 with four (4) residents in attendance. Questions posed by the residents included whether the existing pool and parking areas were changing, and about proposed spaces for small children. No additional correspondence was received by staff or the consultant team.

## **10. Staff Recommendation**

- A. Staff recommends approval of the preliminary site development plan, PR26-0006, Mill Creek Bathhouse and Splashpad, with no stipulations.