



## STAFF REPORT

Planning Commission Meeting: November 18, 2024

<b>Application:</b>	<b>PR24-0020: Revised Preliminary Site Development Plan for Central Repair Service Addition</b>
<b>Location:</b>	1260 W. 149 <sup>th</sup> St.
<b>Owner:</b>	Paul Stevens, CRS LLC
<b>Architect/Applicant:</b>	Keith Mueller, Keith Mueller Architecture
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>1.57 ± acres</u>	<b>Current/Proposed Use:</b>	<u>Bus/Truck Maintenance, Including Repair and Storage</u>
<b>Existing Building Area:</b>	<u>6,000 sq.ft.</u>	<b>Zoning:</b>	<u>M-2 (General Industrial)</u>
<b>Proposed Building Area Addition:</b>	<u>1,200 sq.ft.</u>	<b>Plat:</b>	<u>Platted</u>

### 1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for the Central Repair Service Addition, located at 1260 W. 149<sup>th</sup> Street. The new 1,200-square-foot addition will connect to the east side of the existing 6,000-square-foot building to provide additional indoor storage space and one (1) overhead door, facing north. According to the Unified Development Ordinance (UDO) 18.40.120.A, an increase in building area of more than five (5) percent requires Planning Commission approval.

### 2. History

The subject property was annexed in May 1968 (144-C) and zoned to the M-2 District in 1988 (RZ-27-88) under Ordinance 88-133. The property was later platted as Lot 6 of the Lone Elm Industrial Park plat and the existing building was constructed in 1995.

### 3. Existing Conditions

The property is surrounded by industrial uses, including storage, maintenance and service businesses. Central Repair Services' existing building has remained in the same condition since it was constructed in 1995. A gravel lot is located in the rear of the property for storage

of materials and equipment. The front and side yards are paved parking areas and are proposed to remain as existing.



*Subject Property is outlined in yellow.*



*View of the existing building looking north from W. 149<sup>th</sup> St. The building addition will be constructed to the right of the overhead door.*

#### 4. Zoning Standards

- a. **Land Use** – The existing Bus/Truck Maintenance, Including Repair and Storage use, is permitted by right in the M-2 District and aligns with the industrial land use designation of the PlanOlathe future land use map.
- b. **Building Height** – The existing building and the proposed one-story addition are both approximately 18 feet tall, complying with the maximum building height of two stories and 35 feet, and minimum height of 17 feet, in the M-2 District.
- c. **Setbacks** – The building addition is in line with the existing building, meeting all setback requirements for the M-2 district including a 30-foot front yard setback, and 10-foot side and rear yard setbacks.

#### 5. Development Standards

- a. **Access/Streets** – The property has one 40-foot-wide access drive off W. 149<sup>th</sup> Street and no changes are proposed.
- b. **Parking** – The minimum parking requirement for a bus/truck maintenance facility is 1 parking spot per 1,500 square feet of building area, for a total of five (5) parking spaces required. The existing site will retain the six (6) parking spots located at the front of the building meeting the minimum parking requirements.
- c. **Landscaping/Screening** – The existing facility complies with street tree requirements along W. 149<sup>th</sup> St and has an existing 6-foot tall chain link fence with a screening mesh around the side and rear property lines. The building addition on the east will add additional screening to the storage yard in the rear of the building.
- d. **Stormwater/Detention** – The proposed improvements do not increase the impervious area by more than 5,000 square feet, so Title 17 does not apply and no additional stormwater improvements are required.
- e. **Public Utilities** – The subject property is located within the City of Olathe sewer and water service areas and the project does not include any modifications to existing utilities.

#### 6. Site Design Standards

The property is subject to Site Design Category 6 standards based on the Industrial Area designation of the PlanOlathe Future Land Use Map. The property is not subject to additional landscaping or drainage features as no on-site detention is provided and the site is not adjacent to residential or arterial right-of-way.

#### 7. Building Design Standards

The proposed building is subject to Industrial Building design standards (UDO 18.15.020.G.10). However, UDO 18.60.020.F also allows for exceptions to be granted by the Planning Official for existing structures to be expanded or enlarged in a manner that matches the existing building design and materials. The proposed 1,200-square-foot addition will be added to the east end of the building and match all the existing materials and colors. A new exit door will also be added to the east façade.

The existing southern, primary façade faces W. 149<sup>th</sup> Street and consists of concrete masonry (CMU) blocks for a natural stone appearance (Class 3), and a smaller dark tile trim (Class 4). This façade also has a small portion of white metal siding (Class 4) around the top of the building near the roofline which wraps around the east and west side facades as well as the northern façade which are adjacent to existing industrial. The building has a slightly pitched metal roof and dark trim to match the dark brown CMU which will remain unchanged with this addition.

The southern facade includes four (4) existing 12' x 14' overhead doors with glass panels original to the building. The addition will add one (1) proposed overhead door on the northern façade in the rear of the building which will not be visible from the street.

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

Notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was not required as no residential is located within 500 feet. Neither staff nor the applicant has received additional correspondence regarding the project.

## **9. Staff Recommendation**

Staff recommends approval of **PR24-0020**, the preliminary site development plan for Central Repair Services, with no stipulations.