



## STAFF REPORT

Planning Commission Meeting: June 9, 2025

<b>Application:</b>	<b>PR25-0010: Preliminary Site Development Plan for Premier Business Park</b>
<b>Location:</b>	Southwest of S. Kansas Avenue and E. Southgate Street
<b>Owner:</b>	Bryon VanLerberg, Premier Foundations
<b>Applicant:</b>	Tim Tucker, Phelps Engineering Inc.
<b>Architect:</b>	Larry Lisbona, Lisbona Architects
<b>Staff Contact:</b>	Andrea Morgan, AICP; Planner II

<b>Site Area:</b>	<u>1.39 ± acres</u>	<b>Current Use:</b>	<u>Storage Lot</u>
<b>Existing 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>17,120 sq. ft.</u>	<b>Plat:</b>	<u>Williams' Addition</u>

### 1. Introduction

The applicant is requesting approval of a preliminary site development plan for two (2) contractor garages on 1.39 acres, located southwest of S. Kansas Avenue and E. Southgate Street. A 11,120 square foot building (Building A) is proposed on the east side of the site, and a 6,000 square foot building (Building B) is proposed on the south side of the site, totaling 17,120 square feet of building area. Both buildings will be used for contractor storage.

### 2. History

The property was zoned to the M-2 (General Industrial) District in 1970 with Ordinance 346-C. In 1999, a preliminary site development plan (PR-19-99) was approved for the exterior remodel of the existing southern building. The southern portion of the site was platted in 2000 (P-15-00). The northern portion of the site remains unplatted.

### 3. Existing Conditions

The site is developed with two (2) buildings along S. Kansas Avenue and the remainder of the property is paved with concrete or gravel. The west side of the property is adjacent to the BNSF railroad and the north side of the property abuts the BNSF railyard office.



*View of subject property looking west.*



*Aerial view of the subject property is outlined in yellow.*

#### 4. Zoning Standards

- a. **Land Use** – The property is zoned to the M-2 District, and the future land use map of the PlanOlathe Comprehensive Plan designates the property as Urban Center. The contractor garage use is permitted by right in the M-2 District. This use aligns with the existing uses on the surrounding properties.
- b. **Building Height** – The maximum building height in the M-2 District is 55 feet. The proposed buildings are a maximum of 26 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The M-2 District requires buildings and parking/paving areas to be setback at least 30 feet from right-of-way and 10 feet from the property lines. The site is meeting all required setbacks.
- d. **Open Space** – The preliminary site development plan provides 38% open space, which exceeds the minimum open space requirement of 15% in the M-2 District.

#### 5. Development Standards

- a. **Access/Streets** – The site has three (3) existing access points from S. Kansas Avenue that will be removed, and one (1) access drive off of S. Kansas Avenue will be created at the north end of the property.
- b. **Parking** – The minimum parking requirement for contractor garages is one (1) space per 1,500 square feet for a total of 12 parking space. A total of 17 parking spaces are provided including 16 standard parking stalls and one (1) accessible stall meeting UDO requirements.
- c. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements. Foundation landscaping is provided along the eastern primary façade of Building A. Type 1 buffers are provided along the south, west and north property lines. In addition, all landscaped areas will be irrigated per UDO requirements.
- d. **Stormwater/Detention** – The proposed development does not increase the existing impervious area by more than 5,000 square feet. Therefore, no additional detention or stormwater quality measures are required. Stormwater will continue to be collected and conveyed into the existing stormwater infrastructure located on site.
- e. **Public Utilities** – The site is located within the City of Olathe water and sewer service area. Utilities are available to the site.

#### 6. Site Design Standards

The property is subject to Site Design Category 6 based on Industrial Area designation of the PlanOlathe Comprehensive Plan. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 9 stalls, which complies with the maximum allowance of 320 stalls per pod.

#### 7. Building Design Standards

The proposed building is subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). The proposed 11,120 square foot Building A has one (1) primary façade (east) and three (3) secondary facades (north, east, and south). The proposed 6,000 square

foot Building B has four (4) secondary facades (north, south, east and west). The following table lists the applicable building design standards and proposed design elements:

<b>Building Design Standard</b>	<b>UDO Design Requirements</b>
	Proposed Design
<i>Building Entryway</i>	<p><b><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></b></p> <p>There is no common building entrance on the primary façades., Each tenant will have a recessed garage bay on the interior of the property, meeting UDO requirements.</p>
<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>The proposal includes overhead doors which do not face public streets.</p>
<i>Vertical Articulation</i>	<p><b><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></b></p> <p>Vertical articulation is provided through variation in parapet height on the primary façade of Building A every 50 linear feet, as required by the UDO.</p>
<i>Horizontal Articulation</i>	<p><b><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></b></p> <p>Horizontal articulation is provided through wall projections on the primary façade of Building A every 50 linear feet, as required by the UDO.</p>

### **Proposed Building Materials**

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.

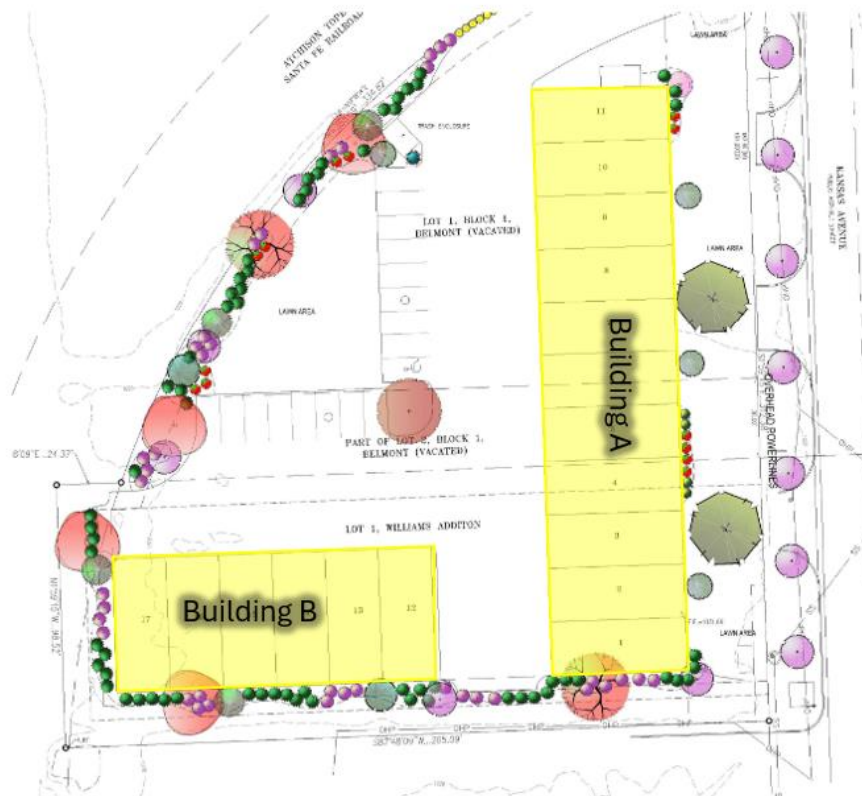
The east primary façade on Building A provides all Class 1 materials, including glass, genuine stucco, and Class 2 thin brick, exceeding UDO requirements. All other secondary façades are clad in a range of one (1) to two (2) Class 2 and 3 building materials. The building design and materials feature a neutral color palette with a dark bronze accent color.

One (1) waiver is being requested from UDO requirements for a reduction in building materials on secondary façades as detailed in Section 8 below.

### **8. Waiver Request**

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for one (1) waiver request for building materials identified below. This justification statement is included within this packet.

1. UDO 18.15.020.G.10.b, which requires *that secondary façades must use a combination two (2) Class 1, Class 2, or Class 3 materials on 40% of the façade.* The west façade of Building A and the north and west façade of Building B are being requested to utilize one (1) Class 3 material.



*Diagram of Building A and Building B*

The applicant is requesting a waiver to reduce the required building material combination and percentage on one (1) secondary façade for Building A and two (2) secondary façades on Building B. Staff is supportive of the request because the applicant is exceeding the Class 1 and 2 material percentages on the eastern primary façade of Building A, which is visible from S. Kansas Avenue. The applicant also incorporates several horizontal and vertical articulation methods and a variation of high-quality materials on the primary façade that will be softened by the landscaping. The east façade provides a high quality design not typically seen on industrial buildings. The east façade is proposing alternating metal suspended canopies and metal awnings over all windows. Parapets of varying heights with the decorative parapet detail in the center to create visual interest. Variation in materials are used to create distinct bays and visual interest. In addition, the secondary façades are not visible to the public and abut railroad rights-of-way and railroad owned property.

## **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 May 19, 2025, at 605 S. Kansas Avenue. No individuals attended the meeting. Staff has not received any additional correspondence regarding this application.

## **10. Staff Recommendation**

- A. Staff recommends approval of the preliminary site development plans for PR25-0010, Premier Business Park, with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.10.b to permit one (1) Class 3 material on the west façade of Building A and the north and west façades of Building B .
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.