



STAFF REPORT

Planning Commission Meeting: October 14, 2024

Application:	PR24-0013: Preliminary Site Development Plan for Atmos Service Center at Cedar Creek
Location:	Northeast of College Blvd. and S. Green Rd.
Owner:	John Duggan; Cedar Creek Development Company LLC
Applicant:	Rob Heise; Meyer Companies, INC
Engineer/Architect:	Jake Hattock, PE; Schlagel
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>8.57 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning	<u>BP (Business Park)</u>	Proposed Use:	<u>Flex Space (Office & Warehouse Building)</u>
Proposed Building Area	32,307 <u>sq.ft.</u>	Plat:	<u>Unplatted</u>

1. Introduction

The applicant is requesting approval of a preliminary site development plan for a 32,307 square foot, single-story flex office and warehouse space on 8.57± acres, located northeast of College Blvd. and S. Green Rd.

Atmos Energy's regional headquarters has been located at 25090 W. 110th Terrace (across the street from the subject site) for 19 years, and this proposal will expand operations to better serve over 142,000 natural gas customers across 105 Kansas communities. Atmos Energy will use both its existing and proposed facilities to provide state-wide operations support, divisional technical services, finance, and other service positions.

The proposed development on Lot 1 of the subject property will add office and warehouse space to support additional regional services. The development will also be designed to LEED (Leadership in Energy and Environmental Design) Gold Standards which emphasizes sustainability, energy efficiency, and quality design. The proposal features bike racks, native plantings, open space preservation, and rainwater harvesting to be used for landscape irrigation and restrooms.

Additionally, an associated final plat (FP24-0024) for the property includes a second lot (Lot 2, adjacent to College Boulevard) conceptually shown on these plans and will require a revised preliminary site development plan.

2. History

The subject property is located within the larger Cedar Creek Corporate Park development which was rezoned to the BP (Business Park) District in 2000 (RZ-12-00) and is subject to Ordinance 00-56 in addition to the Cedar Creek Corporate Park Design Guidelines. The business park was intended to provide office, retail, and warehouse/assembly facilities which this development is consistent with.



The subject property is outlined and shaded in yellow.

3. Existing Conditions

The property has remained undeveloped with large mature trees on the east, south, and western portions of the property. A majority of the vegetation within the development is classified as a ruderal ecosystem and includes an overpopulation of Eastern Redcedar seedlings and other weedy vegetation. The property's terrain slopes significantly downward from the middle portion of the site along College Boulevard to the northwest and northeast.



View of the subject property looking southwest from the intersection of S. Shady Bend Rd. and W. 110th Ter.

4. Cedar Creek Area Plan: Cedar Creek Corporate Park Design Guidelines

The property is located within the Cedar Creek Area Plan and is subject to the Cedar Creek Corporate Park Design Guidelines. The applicant is responsible for ensuring compliance with these guidelines and seeking approval from the Cedar Creek New Construction Committee, separate from City approvals. The site has a Future Land Use designation of Cedar Creek Mixed Use Center. Per the Cedar Creek Area Plan, flex spaces are recommended uses in this area.

5. Zoning Standards

- a. **Land Use** – The future land use map of the Plan Olathe Comprehensive Plan designates the property as Cedar Creek Mixed Use Center. The proposed land use of Flex Space (Office and Warehouse Building) is permitted in the BP District, which is consistent with the surrounding zoning and businesses along S. Green Road and W. 110th Terrace. Flex spaces are buildings that combine offices with manufacturing, wholesale, warehousing, or training facilities that relate to office uses.
- b. **Building Height** – Building heights within the BP District are limited to a maximum of 12 stories and 144 feet. The proposed 1-story flex space ranges from 20 - 33 feet tall with the highest point near the center of the building, which is compliant with the height requirement.
- c. **Setbacks** – The BP District includes a minimum 30-foot front yard setback from the right-of-way, 10-foot side and rear yard setbacks, and a 30-foot parking/paving setback from the right-of-way. The development is also compliant with all setback requirements of the Cedar Creek Corporate Park Design Guidelines. The proposed preliminary plan provides an average minimum front yard building setback of 130 feet from the north and west right-of-way and a minimum 50-foot paving setback which complies with the dimensional standards of the BP District and Corporate Park Guidelines.
- d. **Open Space** – The minimum requirement for open space in the BP District is 25% of the net site area which this site is significantly exceeding with 55% open space.

6. Development Standards

- a. **Phasing** – Atmos plans to construct this proposed facility with its first phase, improve its existing building at 25090 W. 110th Terrace with its second phase, and incorporate an Energy Village training component on its existing site with future improvements. The Energy Village training area is proposed in the rear of their existing building north of 110th Terrace with several accessory structures used to simulate real-life scenarios. This will serve as a regional training center and will be subject to staff review at the time of development.
- b. **Access/Streets** – The site will provide two (2) points of access, one from the east on S. Shady Bend Rd. and one from the west on S. Green Rd. The west entrance will be the primary employee entrance which leads to the employee parking lot.
- c. **Parking** – The minimum parking requirement for the Flex Space use is 1 stall per 800 square feet for a minimum of 40 spots. The applicant is providing 69 parking spaces including three (3) accessible stalls, 44 stalls outside the gated area, and 25 stalls inside the gated area. Staff is supportive of the additional parking provisions to accommodate the additional office space and company fleet parking.
- d. **Landscaping/Screening** – Landscape buffers are required along the perimeter of the site which is being met with a combination of tree preservation and supplemental landscaping. Evergreens will be planted along the north and south to screen the overhead doors and meet landscape buffer requirements. The interior of the site includes parking lot and foundation landscaping, as required by the UDO. A mix of native grasses will be planted around the site to provide a more natural landscape design. Additionally, a 6-foot-tall iron fence will surround the warehousing portion of the property with two (2) access gates that will enclose the eastern portion of the parking area for security purposes.
- e. **Tree Preservation** – The site must preserve a minimum of 30% of the contiguous tree canopy including mature trees of eight (8) inches in diameter and the applicant is preserving 24%. As the property contains an overpopulation of weedy and invasive trees, the applicant will remove these trees and replant them with a variety of evergreens and maple trees within the tree preservation area in lieu of preserving 30% of the tree canopy, meeting mitigation requirements for tree preservation.
- f. **Stormwater/Detention** – All stormwater runoff will be treated with BMP structures and routed to and managed by an offsite regional detention system, South Hollis Lake Regional Detention Basin. No additional onsite detention is proposed for the development.
- g. **Public Utilities** – The property is located within the City of Olathe wastewater and water service areas. The existing sanitary sewer runs parallel to the perimeter of the proposed site and a service line will be extended to the proposed development. A public water main will be extended to a proposed fire hydrant and routed to the building.

7. Site Design Standards

The property is subject to Site Design Category 5 based on the BP District zoning designation. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The maximum parking pod size is 160 spaces, and the applicant is providing several parking pods, not exceeding 14 parking stalls, which are in the east secured parking area.

- b. **Pedestrian Connectivity** – A pedestrian connection is required to enhance the pedestrian experience. The applicant is providing a pedestrian gateway with native plantings at the west entrance along S. Green Rd. The sidewalk continues north and provides a pedestrian crossing for employees going to and from the existing and proposed buildings. Additionally, an outdoor patio with park benches for employees is being provided near the western entrance near the tree preservation area.

8. Building Design Standards

The proposed building is subject to the Office or Civic Building design standards according to UDO Section 18.15.020. The proposed 32,307 square foot building has one primary façade (west) and three secondary facades (east, north, and south).

The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>Building entries along primary facades must include a projection or be recessed from the façade.</i></p> <p>The west primary façade includes one (1) entrance which is recessed from the facade over 8 feet and includes a large 16-foot-tall canopy over the entryway as a focal point.</p>
<i>Façade Articulation</i>	<p><i>Primary Facades must be divided into vertical bays of 75 feet with a combination of vertical and horizontal articulation.</i></p> <p>The west primary facade is divided into two (2) bays and provides horizontal articulation through wall notches 4 feet wide and several wall offsets as well as vertical articulation through building height variations from 2-5 feet.</p>
<i>Façade Expression</i>	<p><i>One-story buildings must have a minimum height of 17 feet and include a tower element or similar vertical articulation.</i></p> <p>The average minimum building height is 17 feet tall to 30 feet tall near the warehouse portion of the building. The primary entrance includes a tower element made of stone veneer, wood, and stucco to define the space.</p>

Buildings must provide a minimum of 70% of Class 1 and Class 2 materials and 25% clear glass on primary facades. Secondary faces must provide no less than 50% of Class 1 and Class 2 materials with a minimum of 15% clear glass.

The applicant is exceeding building material requirements and providing 90%-92% Class 1 materials including natural stone veneer, genuine stucco, and clear glass ranging from 19% - 44% to match the surrounding development. Building material colors include a range of light and dark shades of brown throughout the development and cedar wood trim accents to blend with the existing architecture of the corporate park.

Additionally, the zoning ordinance 00-56 requires reduced visibility of overhead doors from public street right-of-way and Prairie Style architecture for consistency within the overall Cedar Creek Corporate Park development. To reduce the visibility, 20 of the 22 overhead doors on the north façade facing W. 110th Terrace and the south façade will be architecturally treated with a dark bronze frame and glass panels to reduce the industrial appearance of the building. Two (2) overhead doors on the north facade will be standard insulated metal doors painted to match the stucco to screen the interior storage in this portion of the building.

Additionally, a fence and six (6) foot tall evergreens will supplement existing trees to screen the overhead doors from public view. The overhead doors will not be readily visible from public streets based on these provisions and the line of sites provided on sheet CP1.0. Additionally, a stipulation is recommended that a site inspection be completed once the facility is constructed to ensure the overhead doors meet all UDO and ordinance requirements.

9. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners and HOAs within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on Monday, September 23rd with one (1) resident in attendance. Questions posed by the resident included the height and square footage of the building, which the applicant answered. Staff has not received additional correspondence related to this application.

10. Staff Recommendation

- A. Staff recommends approval of **PR24-0013**, Atmos Service Center at Cedar Creek with the following stipulations:
1. The applicant must stripe a crosswalk across S. Green Road and W. 110th Terrace with public improvements for the development within Lot 1.
 2. A final site inspection by staff is required prior to Certificate of Occupancy to ensure the proposed overhead doors meet the stipulations of Ordinance No. 00-56, otherwise, additional screening measures will be required.
 3. A Preliminary Site Development Plan is required for Lot 2 prior to development.