



STAFF REPORT

Planning Commission Meeting: June 10, 2024

Application:	PR24-0006: Preliminary Site Development Plan for Collis CraneWorks
Location:	W. Pittman and S. Lone Elm Road
Owner/Applicant:	Collis, Collis Craneworks
Engineer:	Dan Finn, P.E; Phelps Engineering Inc.
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>7.73 ± acres</u>	Current Use:	<u>Vacant</u>
Existing Zoning:	<u>M-2 (General Industrial)</u>	Proposed Use:	<u>Production/Assembly Plant – Fabricated Metal or Machinery</u>
Proposed Building Area:	<u>67,000 square feet</u>	Plat:	<u>Olathe Industrial Tract, Second Plat</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for Collis CraneWorks, located within the Olathe Industrial Tracts development on W. Pittman, just west of Lone Elm Road. The proposal consists of two (2) 33,500 square foot industrial buildings for the proposed 'Production/Assembly – Fabricated Machinery' use on Lots 5 and 6 within the development. Both buildings include 3,000 square feet of office space. As required by UDO 18.40.120.A, the Planning Commission must review a revised preliminary site development plan for any new building that is a major change to the previously approved development plan.

2. History

The subject property was zoned to the M-2 District in June 1970 (Ord. 346-C). In October 2016, a preliminary site development plan for Collis CraneWorks, Inc. (PR-16-0029) was approved which included seven (7) industrial lots to accommodate seven (7) general commercial buildings with outdoor storage. A final plat was approved for the Olathe Industrial Tract, Second Plat in 2017. Final site development plans for Collis CraneWorks Industrial Development, Lots 1 and 2 of Olathe Industrial tracts were concurrently approved in 2017 (PR17-0003). Lot 4 of the previously approved development included a total of four (4) general contractor buildings with outdoor storage. The current proposal constitutes a major change to the previously approved plans per UDO 18.40.120.

3. Existing Conditions

The existing site is vacant. The land gently slopes down to the south, with a few existing, mature evergreen trees located along the northwest perimeter of the site that are proposed to remain on site.



View of subject property looking west from W. Pittman Street.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The proposed use for ‘Production/Assembly Plant – Fabricated Metal or Machinery’ as defined in UDO 18.20.500 is a permitted use in the existing M-2 District.
- b. **Building Height** – The proposed building is 35 feet tall at its highest point, complying with the maximum building height of 55 feet for an industrial building in the M-2 District.
- c. **Setbacks** – Setbacks in the M-2 District require buildings to be setback at least 30 feet and parking/paving setback at least 30 feet from right-of-way and 10 feet from the property lines, and the proposal is meeting these requirements.
- d. **Open Space** – The proposed development provides over 37% of open space, far exceeding the minimum 15% of net site required within M-2 Districts per UDO 18.20.200.

5. Development Standards

- a. **Access/Streets** – A new access point will be constructed from W. Pittman Street. Three (3) access points will be added from the existing private drive located on the southern portion of the site.
- b. **Parking** – The proposal provides 48 total parking stalls on-site. The code requirement for this use is 1 space per 1,500 square feet, for a minimum of 44 required parking stalls, and therefore, meeting the UDO parking requirements established in UDO 18.30.160.
- c. **Landscaping** – The landscape plan meets UDO requirements for perimeter and on-site landscaping. Street trees will be installed along Pittman and Private Street A. Additionally, a Type 1 Buffer is provided along the northern property line, exceeding UDO requirements by providing additional width and maintaining the existing tree stand. The storage area will also be screened from public view with an existing tree line along the northwestern portion of the property. The parking lot will be screened with a mixture of shrubs at least three feet in height. Building foundation landscaping will be installed along the primary façade as required per 18.30.130.
- d. **Screening** – All building- and roof-mounted utilities and equipment will be completely screened from public view as required per the UDO. All ground-mounted utilities and equipment will be completely screened from view with landscaping in accordance with UDO 18.30.130.
- e. **Tree Preservation** – The row of existing trees along the north and west property lines will be preserved and protected throughout the construction process as shown on the landscape plan.
- f. **Public Utilities** – The project is within the City of Olathe water and sanitary sewer service areas and will connect to the existing sewer lines located adjacent to the property. A portion of the existing water easement will be partially vacated, and a new water easement will be rerouted and dedicated by a final plat (FP24-0016) that is on this evening’s agenda for consideration.
- g. **Stormwater/Detention** – This property is part of the original Olathe Industrial Tract regional detention system. A stormwater report or detention analysis, and shared detention agreement will be provided with final site development plans as stipulated.

6. Site Design Standards:

The property is designated as Industrial Area by the PlanOlathe Comprehensive Plan; therefore, the proposal is subject to the requirements of **Site Design Category 6** (UDO 18.15.130). The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest parking pod consists of 28 parking stalls, well under the maximum allowance of 320 stalls per parking pod.

7. Building Design Standards

The proposed building is subject to the **Industrial Building** category as established in UDO 18.15.020.G.10. The east façade is categorized as a primary façade and the north, south and west 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>Building Entryway</i>	<p><i>The main common building entry must be defined with a projection from the façade or a recessed area.</i></p> <p>The main building entry located on the east façade is defined with a tower element projecting 4.5 feet from the façade, and extending 4 feet vertically, beyond the roofline.</p>
<i>Windows</i>	<p><i>First floor primary façade areas must incorporate a minimum fifteen (15) percent clear glass.</i></p> <p>The primary façade includes 17% of clear glass/glazing exceeding the minimum 15% requirement.</p>
<i>Horizontal Articulation</i>	<p><i>A horizontal articulation tool must be used every 50 feet on primary facades.</i></p> <p>A 4-foot wall projection of cultured stone veneer extends the height of the façade with the entry façade, meeting the horizontal articulation requirement.</p>
<i>Vertical Articulation</i>	<p><i>A vertical articulation tool must be used every 50 feet on primary facades.</i></p> <p>The entry feature provides vertical articulation required to anchor the main entrance on the primary façade.</p>

Proposed Building Materials

Industrial buildings must provide a minimum of 75% Class 1 and Class 2 materials and 15% clear glass on primary facades (east façade). Secondary faces (north, south, and west facades) must provide no less than 40% of Class 1, Class 2 or Class 3 materials.

The proposed building is predominantly comprised of architectural insulated metal paneling (Class 2), a cultured concrete stone veneer (Class 1), clear glass (Class 1), and accented with metal panels and trim (Class 3). All façades significantly exceed high-quality building material requirements with a range of 71-100% Class 1, 2 and 3 materials. The building is largely colored in neutral tones with a red accent for the entry feature, and meeting architecture requirements established in UDO 18.15.020.G.10.

8. Public Notification

The applicant mailed the required public notification letters to surrounding property owners within 200-feet per UDO requirements for vacation by plat per UDO 18.40.190.

The applicant held a neighborhood meeting on May 17, 2024, in accordance with the UDO and the minutes of this meeting are included in the agenda packet. One (1) adjacent business owner attended this meeting. The applicant addressed all questions as noted in the packet. Staff has not received any correspondence regarding the project.

9. Staff Recommendation

Staff recommends approval of the revised preliminary site development plan (PR24-0006) with the following stipulations:

1. All storage areas within industrial districts must be one hundred (100) percent screened from public view.
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.
3. The following will be provided with final site development plans as required by the City Engineer:
 - a. Stormwater report.
 - b. Shared detention agreement between properties for the existing detention basin.
 - c. Erosion control plan, including city standard notes and details.