



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 14, 2019

Application:	PR18-0055: Revised Preliminary Site Development Plan for Mahaffie Warehouse, Phase 2
Location:	Just south of W. 167 th Street and ¼ mile west of S. Mur-Len Road
Owner/Applicant:	Steve Petter; Grayson Enterprises
Engineer:	Jeff Skidmore, PE; Schlagel & Associates, P.A.
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>5.47± acres</u>	Proposed Use:	<u>Warehouse</u>
Zoning:	<u>MP-2</u>	Density:	<u>13.79 units per acre</u>
Building Area:	<u>51,500 square feet</u>	Plat:	<u>Mahaffie Warehouse</u>

Plan Olathe Land Use Category		Use	Current Zoning	Site Design Category	Building Design Category
Site	Industrial Area/ Mixed Density Residential Neighborhood	Vacant	MP-2	6	F
North	Industrial Area/ Mixed Density Residential Neighborhood	Warehouse	MP-2	-	-
South	Industrial Area/ Mixed Density Residential Neighborhood	Stormwater Detention Basin	MP-2	-	-
East	Mixed Density Residential Neighborhood	Multi-family Residential	RP-3	-	-
West	Industrial Area	Industrial Area	M-2/County IP-2	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for three office/warehouse buildings. The subject property is located along the west side of Mahaffie Street, just south of W. 153rd Court.

Warehouses/manufacturing buildings are an allowed use in the MP-2 (Planned General Industrial) District. This revised preliminary site development plan requires consideration by the Planning Commission because the revisions to the previously approved development plan (PR-15-002) constitutes a “major change” per *UDO, Section 18.40.120*. The proposal includes an increase in the total floor area of all nonresidential buildings covered by the plan of more than 5 percent. The previously approved plan included 45,200 square feet of nonresidential buildings, while this iteration of the plans includes 51,500 square feet of nonresidential buildings, for an increase of around 14 percent.

The proposed development consists of 3 industrial buildings totaling 51,500 square feet. The lot adjacent to the north of the subject property is considered Phase 1 of Mahaffie Warehouse, and was approved in 2015. The scale, architecture, and site design of Phase 2 of the Mahaffie Warehouse is consistent with that of Phase 1.

2. History:

The subject property was rezoned from County “A” (Agricultural) to MP-2, Planned General Industrial District in 2006. A preliminary site development plan was approved for the subject property along with the rezoning in November 2006. The preliminary site development plan that was approved in 2006 for the subject property included a total of 92,447 square feet of industrial development. A revised preliminary site development plan was approved in 2015 for the subject property, the property to the southwest, which is now a stormwater detention facility, and the adjacent lot to the north. The property immediately adjacent to the north had a final site development plan approved in 2015 to allow construction of a 21,370 square foot warehouse/manufacturing building.

3. Existing Conditions/ Site Photos:



View of subject property looking southwest from Mahaffie Street



Aerial view of the subject property outlined in navy

4. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on December 20, 2018. There were no members of the general public that attended the meeting, therefore, there was no discussion.

Staff has not received any correspondence from any citizens in regard to this rezoning request.

5. Zoning Requirements:

The proposed use of manufacturing/warehouse buildings is allowed by right in the MP-2 District. The MP-2 District does allow a number of additional uses and accessory uses. The outdoor storage/staging area that is located to the west of buildings 1 and 2 is also allowed by right within the MP-2 District.

- a. **Building Height** – The maximum height allowed for buildings in the MP-2 District is 12 stories, not to exceed 144 feet. All buildings within this proposal are one story, and reach a maximum height of 22 feet from grade, therefore, all buildings within this proposal are compliant with the maximum height standards of the MP-2 District.
- b. **Setbacks** – The proposed development meets the required setbacks for buildings in the MP-2 District. For buildings in the MP-2 District, setbacks are as follows: Front Yard (minimum) – 20 feet from street right-of-way, Side Yards – 7 ½ feet, Rear Yard – 7 ½ feet from property lines. Parking and paving setbacks are as follows: Front Yard – 20 feet, Side Yard – 7 ½ feet, and Rear Yard – 7 ½ feet. All buildings included within this revised preliminary site development plan are compliant with the setbacks for the MP-2 District.

6. Site Design Standards:

The subject property is located in the future land use designation of Industrial Area according to the *Comprehensive Plan* and the development is subject to **Site Design Category 6** (UDO 18.15.130). The following is a summary of the composite site requirements.

- a. **Parking Pod Size** – Parking for developments in Site Design Category 6 must be separated into pods no greater than 320 stalls. The largest parking pod that is provided on site is 33 stalls.
- b. **Drainage Features** – Open drainage and detention areas visible to the public shall be incorporated into the design of the site as an attractive amenity or focal point. The proposed revised preliminary site development plan includes two rain gardens to the east of the parking areas that are proposed to serve buildings 1 and 2. This is consistent with the development of phase 1, which included a rain garden to the east of the parking area, along Mahaffie Street. There is an existing 2.82-acre drainage/detention area off-site, to the southwest of the subject property, as well.

7. Building Design Standards:

The subject property is located in the future land use designation of Industrial Area according to the *Comprehensive Plan* and the development is subject to **Building Design Category F** (UDO, Section 18.15.050)

Building Design Standard	UDO Requirement (Category F)
	Proposed Design
<i>Primary Façade Expression</i>	<p>All buildings in Category F must incorporate façade expression to add visual interest. One story buildings must incorporate at least one façade expression option.</p> <p>All buildings within the revised preliminary site development plan incorporate a minimum 2-foot variation in height as viewed from the street, greater than 20% transparent glass on eastern façades, and greater than 20% Category 1 materials on all façades.</p>

Proposed Building Materials

Primary façades on buildings within **Building Design Category F** are required to have a minimum of 20% Category 1 materials, minimum 60% Category 2 materials, and a maximum 20% Category 3 materials. Secondary façades on buildings within **Building Design Category F** are required to have a minimum 20% Category 1 or 2 materials, and a maximum 80% Category 3 materials.

All proposed buildings included within this revised preliminary site development plan are composed of 100% Category 1 materials on each building's eastern, northern, and southern façades. The only areas on all three buildings that are not composed of Category 1 materials are the overhead doors, which are located on the west side of all buildings. Materials used on each façade include stone veneer, detailed concrete, and clear glass.

8. Parking/Pedestrian Connectivity:

Parking for flex-space (warehouse/office) buildings is required to be provided at a rate of 1 stall per 800 square feet of gross floor area, per *UDO, Table 18.30.160-2*. With a total building square footage of 51,500 square feet, a total of 64 parking stalls are required for the entire preliminary site development plan. For this proposal, a total of 85 parking stalls are provided within the area for the revised preliminary site development plan. The parking area for building 1 of this phase will connect with the parking area of the existing building that was developed with the first phase of this development. For buildings 1 and 2, the parking areas are located east of the building, closer to Mahaffie Street, and for building 3, the parking area is located west of the building.

Pedestrian connectivity will be provided to the adjacent property to the north with a sidewalk in front of the buildings. Also, a 5-foot concrete sidewalk will be provided north of building 3 of this phase to connect to the existing sidewalk along the west side of Mahaffie Street.

9. Landscaping:

The applicant has provided a preliminary landscape plan with the revised preliminary site development plan. The applicant is providing the required 10-foot wide buffer to the north and west between industrial properties. The required landscaping is being provided along the eastern property line, adjacent to Mahaffie Street. The screening that is being provided for the trash enclosure complies with the UDO requirements. Foundation landscaping is being provided as required per *UDO, Section 18.30.130.O*. All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers will be screened from public view with landscaping. All parking areas will be screened a minimum of 3 feet in height from public view.

10. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR18-0055) with the following stipulations:
 1. A final site development plan and final plat shall be submitted and approved prior to issuance of building permits.
 2. All crosswalks provided on-site shall be of a decorative material, per *UDO, Section 18.30.160.D.4*.
 3. As required by *UDO, Section 18.30.130.I.6*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
 4. All outdoor storage areas shall comply with requirements for screening per *UDO, Section 18.30.130.I*. Details for screening materials shall be provided at the time of final site development plan submittal, and shall be approved as part of the final site development plan.
 5. All roof-top units shall be screened from public view, pursuant to *UDO, Section, 18.15.020.F*.