



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: February 25, 2019

Application:	<u>PR18-0060:</u> Preliminary Site Development Plan for Shield Storage
Location:	Southeast of the intersection of W. 151 st Street and US 169 Highway
Owner/Applicant:	Justin Lee; Greenscape Development Partners
Engineer:	Brett Napier; Napier Engineering
Staff Contact:	Zachary Moore, Planner II

Site Area: 3.08± acres **Proposed Use:** Mini-warehouse storage facility with storage lot for boats and recreational vehicles

Zoning: M-2

Building Area: 124,800 square feet **Plat:** McCray Lumber, 2nd Plat

	Plan Olathe Land Use Category	Use	Current Zoning	Site Design Category	Building Design Category
Site	Industrial Area	Vacant	M-2	6	F
North	Industrial Area/ Employment Area	Warehouse	M-2	-	-
South	Industrial Area	Warehouse/office and Outdoor Storage	M-2	-	-
East	Industrial Area	Office and Landscape Supply	M-2	-	-
West	Industrial Area	Interstate-35 Right-of-Way	M-2	-	-

1. Proposal:

The applicant is requesting approval of a preliminary site development plan for a three-story indoor self-storage building with associated outdoor recreational vehicle and boat storage.

Mini-Warehouse buildings and storage lots are allowed uses in the M-2 (Heavy Industrial) District. Preliminary site development plans are required for all proposed nonresidential uses, unless a preliminary site development plan for the proposed development was already approved as part of the existing zoning district. There has never been a preliminary site development plan approved for the subject property, therefore, this application is required. Preliminary site development plans for uses that are permitted by right in their applicable zoning district require approval by the Planning Commission.

The proposed development consists of a 3-story mini-warehouse facility for indoor storage with an outdoor storage lot with stalls for recreation vehicles and boats. The storage lot includes fencing and landscaping for screening.

2. History:

The subject property was annexed into the City in 1980 and was subsequently zoned to M-2, Heavy Industrial District in 1981. The northern 2.33± acres of the subject property was platted as a part of the McCray Lumber 2nd Plat in 2006 (P-06-082), and the southern 0.75± acres of the subject property is part of the McCray Lumber 1st Plat. Subsequently, there was a final plat application for the Great Plains Business Park (P-08-005) that was approved by the Planning Commission and accepted by the City Council, but was not recorded within the two-year expiration period and is therefore deemed invalid.

A stipulation has been added to require that a replat of the two parcels must be approved prior to approval of a final site development plan, to legally form one lot for the improvements to be located on.

3. Neighborhood Notice/Correspondence:

No neighborhood meeting was required for this preliminary site development plan application as there is no residential development within 500 feet of the subject property, however, the applicant did mail letters to property owners within 500 feet to inform them of the pending application, as required by *UDO, Section 18.40.030.A.3*.

Staff has not received any correspondence from any citizens regarding this rezoning request.

4. Existing Conditions/ Site Photos:

The subject property is currently undeveloped. The southeastern corner of the subject property is paved and is adjacent to the McCray Lumber storage yard. Based on aerial imagery, it appears that the paved area on the subject property has been separated from the McCray Lumber storage yard by barricades. This paved area at the southeast corner of the subject property will be redeveloped with landscaping and a drive aisle with approval of this application and subsequent related applications.



View of subject property looking southeast from 151st Street ramp



Aerial view of the subject property outlined in navy

5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed for buildings in the M-2 District is 55 feet tall. The 3-story building proposed with this preliminary site development plan is 46 feet tall and is therefore compliant with the building height standards of the M-2 District.

- b. **Setbacks** – Pending approval of the replat application that will combine the two parcels into one lot, the proposed development will meet the required setbacks for buildings in the M-2 district. Buildings in the M-2 District are subject to the following setbacks: Front Yard (minimum) – 30 feet, Side Yards – 10 feet, and Rear Yard – 10 feet. Parking and paving areas in the M-2 District are to be setback a minimum 30 feet from street right-of-way and a minimum 10 feet from property lines.

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 49 stalls, and that is the area where the Recreational Vehicles and boats will be stored and will have permeable pavement that is used.
- b. **Drainage Features Designed as Amenities** – A drainage best management practices easement is located between the proposed building and W. 151st Terrace to the west. This area will be landscaped to appear as an attractive focal point.

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*)

<i>Building Design Standard</i>	<i>UDO Requirement (Category F)</i> Proposed Design
<i>Primary Façade Expression</i>	<i>All buildings in Category F must incorporate façade expression to add visual interest. Buildings greater than two stories in height must provide two options.</i> The proposed building provides primary façade expression on the north and west façade by providing variations of the building height as viewed from the street and also by providing increased material quality on both the north and west façades.

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.

The north and west façades of the proposed building are primary façades. The north façade is comprised of 61.5% Category 1 materials (glass and stucco), and 38.5% Category 2 materials (block, fiber cement panels, and architectural metal panels). The west façade is comprised of 58.9% Category 1 materials (glass and stucco) and 41.1% Category 2 materials (Block, fiber cement panels, and architectural metal panels).

The east and south façades of the proposed building are secondary façades. The east elevation is comprised of 69.1% Category 1 materials (stucco), 16.1% Category 2 materials (block and fiber cement panels), and 14.8% Category 3 materials (metal garage doors). The south façade is comprised of 57.7% Category 1 materials (glass and stucco) and 42.3% Category 2 materials (block and fiber cement panels).

Each façade on the proposed building meets or exceeds the minimum material requirements of Building Design Category F.

8. Parking:

Parking for mini-warehouse storage buildings is required at a rate of 3 parking stalls per the facility. The preliminary site development plan is proposing a total of 4 parking stalls for passenger vehicles at the northwest corner of the proposed building, with one of those spaces being an ADA space. The preliminary site development plan also includes 49 spaces that are intended for recreational vehicle and/or boat storage.

9. Landscaping/Screening:

The applicant has provided a landscape plan with the preliminary site development plan. The applicant is providing the required 10-foot wide buffer to the east and south between industrial properties. The required nonresidential perimeter landscaping is being provided on the subject property, adjacent to W. 151st Terrace. Additional landscaping will be provided along the fence/wall at the north and west of the site to help screen the fence/wall from the roadway. 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.

A stipulation has been added regarding the design of the masonry wall which will be utilized to screen the RV and boat storage area. This masonry wall will be architecturally treated to lessen the visual impact of the wall along W. 151st Terrace. Heavy landscaping will also be added in the area just northwest of the wall, between it and W. 151st Terrace. A mixture of plant materials and species is stipulated to be provided so as to mitigate the visual impact of the wall.

10. Staff Recommendation:

- A. Staff recommends approval of the preliminary site development plan (PR18-0060) with the following stipulations:
 - 1. The property shall be replatted prior to approval of the final site development plan, and the replat shall be recorded prior to issuance of a building permit.
 - 2. A final site development plan and final plat shall be submitted and approved prior to issuance of a building permit.

3. Final details on the wall at the north of the subject property will be coordinated prior to final site development plan approval. The wall shall be made of a masonry and/or decorative metal material and shall require design features such as columns, steps, mixture of materials, banding, etc. No portion of the wall shall be shorter than 6 feet in height or taller than 8 feet as measured from grade.
4. Final details for landscaping to be provided at the north of the subject property will be coordinated prior to final site development plan approval. Heavy landscaping will be required along the wall with a mixture of species and plant materials, including a combination of evergreen trees and deciduous shade trees. The landscape plan submitted with the final site development plan shall be sealed by a Kansas-licensed landscape architect.
5. As required by the *UDO*, 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.
6. A Fire Department Connections (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection.
7. Access control will be required for the Fire Department at entry gates to the property. Automatic entry devices to control access gates are required. These devices are required to be activated by the apparatus signal or OPTICOM signal from the fire apparatus. A Knox Box with keys/electronic key cards is required. Details shall be provided at the time of building permit submittal.
8. The parking area provided to the northwest of the building shall be located outside of the minimum 30-foot parking/paving setback.
9. All outdoor storage areas shall comply with requirements for screening per *UDO, Section 18.30.130.I*.
10. Any/all roof-top units shall be screened from public view per *UDO, Section 18.15.020.F*.
11. All new on-site wiring and cables shall be placed underground.
12. All signage on site shall comply with the requirements of *UDO, Section 18.50.190*.