



City of Olathe

City Planning Division

MINUTES**Planning Commission Meeting: March 25, 2019**

Application:	<u>PR19-0006</u>	Request approval for revised preliminary site development plan for Garmin Sign Package on 96.14± acres; located at 1200 E. 151 st Street.
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Sean Pendley, Senior Planner, appeared before the Planning Commission, summarizing this request for a revised preliminary site development plan for a wayfinding sign package for the Garmin campus. Mr. Pendley noted that the Garmin campus is large and continues to grow, adding buildings and additional employees frequently. There have been requests for better directional wayfinding signage for the campus and individual buildings as they have grown. Mr. Pendley said the applicant has been working on this for quite some time and is ready to move forward.

Mr. Pendley said the types of signs proposed would require a revised development plan due to certain exceptions to the Unified Development Ordinance. A new warehouse has generated some urgency for new wayfinding signage, as well as public improvements that the applicant has made at 151st Street, Mahaffie Circle, Garmin Way, and Ridgeview Road. Mr. Pendley presented photos showing location of proposed new wayfinding signs.

Mr. Pendley then talked about the City's requirements for signage and the exceptions the applicant is asking for. He noted that most of the directional signs proposed meet UDO requirements. The applicant has also provided photo simulations for the signs to show the size and scale of the signs in relation to the existing buildings and streets. Staff is supportive of the sign exceptions requested by the applicant.

There were no questions for staff. **Chair Vakas** asked the applicant to come forward. **Dan Zeller**, 4200 Pennsylvania, Kansas City, MO, and **Theresa Reichert, Garmin**, 1200 East 151st Street, approached the podium. Mr. Zeller said they do not have anything to add to the staff report. They are simply asking for better clarity and improved circulation around the Garmin campus. **Ms. Reichert** added that Garmin has been working with the City on better routing around the campus.

There was no further discussion. **Chair Vakas** called for a motion.

Motion by Vice-Chairman Rinke, seconded by Comm. Fry, to recommend approval of PR19-006, with the following stipulations:

- a. Exceptions shall be granted for the maximum height of information signs up to nine (9) feet as identified in the Campus Wayfinding Sign Package dated March 4, 2019.
- b. Exceptions shall be granted for the maximum area of information signs up to 36.3 square feet as identified in the Campus Wayfinding Sign Package dated March 4, 2019.

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- c. Sign permits shall be approved for information signs as proposed and with exceptions granted by the Governing Body. All other signs shall comply with UDO requirements.

Aye: Sutherland, Freeman, Nelson, Rinke, Fry, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.