



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: June 24, 2019

Application:	<u>RZ19-0007</u> Rezoning from R-1 and CTY RUR to M-2 district and preliminary site development plan for Olathe Facilities Expansion
Location:	In the vicinity of Old US-56 Highway and Robinson Street
Owner/Applicant:	Chad Foster, City of Olathe
Architect/Engineer:	Tom Smith, McClure Engineering Company
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>70.51 ± acres</u>	Proposed Use:	<u>Parks Maintenance Building/Olathe Facilities Expansion</u>
Current Zoning:	<u>R-1, M-2, CTY RUR</u>	Proposed Zoning:	<u>M-2</u>
Building Area:	<u>23,000 sq. ft. (1 building)</u>	Plat:	<u>Unplatted (final plat on this agenda)</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Industrial/Primary Greenway	Vacant	R-1, M-2, CTY RUR	6	F
North	Conventional Neighborhood/Primary Greenway	Single-family homes	R-1/CTY RUR	-	-
South	Industrial/Primary Greenway	Quarries	M-3	-	-
East	Industrial	City/County Facilities	MP-2	-	-
West	Primary Greenway	Vacant	M-2	-	-

1. Comments:

The applicant is requesting a rezoning from R-1 (Single-family residential) and CTY RUR (County Rural) to M-2 (General Industrial) and a preliminary site development plan for the Parks Maintenance Building. The subject property is located to the southwest of the Old US-56 Highway and Robinson Drive intersection. The preliminary site development plan includes the Parks Maintenance Facility which will include offices, interior storage, outdoor screened material storage and vehicle bays for equipment repair. The area around the Parks Maintenance Facility will develop as future facilities and training areas for the Public Works Department, Parks Department, Police Department and Fire Department.

Approximately 7 acres of the northern portion of the site was rezoned to R-1 in June 1970. The majority of the remaining area lies within the CTY RUR zoning district and was not rezoned to a City zoning district upon annexation to the City. A small portion of the property along the south property line has an M-2 zoning designation which was part of a rezoning on the adjacent property that was approved in 1989. There has been no development on the subject property or the adjacent M-2 property.

2. Existing Conditions/ Site Photos:



Aerial Map of Subject Property



View looking southwest from Old US-56 Highway

The site is currently undeveloped with existing trees covering the west and north portions of the site.

3. Public Notice/ Neighborhood Information:

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per Unified Development Ordinance (UDO) requirements.

A neighborhood meeting was held on May 14, 2019, in accordance with the UDO requirements. There were no attendees at the meeting and staff has not received any correspondence for or against the proposed rezoning and preliminary site development plan.

4. Zoning Requirements:

- a. **Setbacks** –The following table lists the minimum building setback requirements for developments in the M-2 District as well as the proposed setbacks for the parks maintenance building:

Building Setbacks	UDO Requirement (min.)	Proposed Plan
<i>Front Yard</i>	30 feet from property line	420 feet
<i>Side Yard</i>	10 feet from property line	1006 feet and 1231 feet
<i>Rear Yard</i>	10 feet from the property line	723 feet

Parking/paving setbacks for developments in the M-2 District are required to have a 30-foot setback from the public street right-of-way. The submitted plans are showing an over 300-foot parking/paving setback and any future development would be required to meet all setbacks for this district.

- b. **Building Height** – The maximum building height for projects subject to Site 6 and Building F Design Categories in the M-2 District is 55 feet from finished grade. The proposed building is approximately 29 feet in height.
- c. **Open Space** – The proposed development is well over the 15% open space requirement and at full buildout will be over this minimum percentage due to the floodway and tree preservation areas that will remain undeveloped.
- d. **Use** – The proposed use for a Parks Maintenance Building and future public works facilities are permitted in M-2 Districts, so a rezoning application is required as the property lies mostly in the R-1 and CTY RUR zoning districts.

A future land use site plan is included in the packet showing the different types of uses and phases of development.

5. Development Requirements:

- a. **Access/Streets** – The subject site will have one access drive onto Old US-56 Highway and this will be a private drive and not a public street. This drive will connect to the proposed Parks Maintenance Building and to the existing Robinson Public Works campus located to the southeast.
- b. **Parking/Lighting** – For industrial uses not specifically listed in the UDO, the parking requirement is 2.5 spaces per 1,000 square feet of building area. Based on the total area of the 23,000 square foot building, 58 parking spaces are required for this use. The preliminary site development plan for the Parks Maintenance Building shows over 100 parking spaces which exceeds the UDO requirement.

Parking for additional uses on this site will be reviewed with revised preliminary or final site development plan applications.

- c. **Landscaping/Buffers** – The site is heavily treed on the western side of the lot and along the north property line. The trees on the west side of the property will remain as they are located within a flood zone and the applicant has included a tree preservation area along the north property line for screening.

A landscape plan for the Parks Maintenance Facility will be required with the final site development plan application and will include landscaping in areas such as along the primary foundation, landscape islands and along the access drive.

- d. **Public Utilities** – The subject property is located within the City of Olathe water and sewer service areas.
- e. **Stormwater** - The development is providing stormwater detention along with stormwater quality and the applicant has submitted a conceptual stormwater plan with the application. The development will comply with all UDO and Title 17 requirements.

- f. **Mechanical Equipment**– All mechanical equipment will be screened per *UDO* requirements and a note shall be placed on the final site development plans stating that this requirement will be met.

6. Site Design Standards:

The proposed development is subject to composite design standards are **Site Design Category 6** (*UDO 18.15.130*). The following is staff's analysis of the design requirements.

Composite Site Design (Category 6)	Design Requirements	Meets Site Design Requirement
<i>Parking Pod Size</i>	Maximum parking pod size of 320 spaces <i>The parking pod sizes are below the maximum 320 parking spaces per pod</i>	Yes
<i>Open Storm Drainage/Detention Area</i>	Open storm drainage or detention areas shall be designed to reduce visual impacts and provide a pedestrian amenity <i>There are no open storm drainage or detention areas visible to the public</i>	Yes
<i>Landscape Buffer Area adjacent to arterial streets or non-industrial uses</i>	Landscape buffer area adjacent to arterial streets on non-industrial uses <i>A tree preservation easement is located along Old US-56 Highway and has been included on the associated plat</i>	Yes

7. Building Design Standards:

The proposed development is subject to **Building Design Category F** design guidelines (*UDO 18.15.050*). The building consists of split face CMU, architectural metal, pre-engineered metal and glass. The south elevation is considered primary as this is the main entrance to the building. The following is an analysis of the proposed apartments and required design standards.

Composite Building Design Standards (Category F)	Design Requirements	Meets Building Design Requirements
<i>Primary Façade Expression</i>	Primary faces shall incorporate façade expression tools such as wall offsets, variation in roof height, a minimum 20% glass <i>The primary façade (south) contains more than 20% glass</i>	Yes

<i>Building Materials on Primary Facade</i>	The primary facades require a minimum 20% Category 1, a minimum 60% Category 2 materials and a maximum 20% Category 3 materials <i>The south elevation is considered primary as this is the main entrance. This side of the building has 37% Category 1 materials, 43 % Category 2 materials and 20% Category 3 materials.</i>	Yes
<i>Building Materials on Secondary Facade</i>	Secondary facades require a minimum 20% Category 1 and 2 Materials and a maximum 80% Category 3 materials. <i>The secondary elevations (north, east and west) all have over 20% Category 1 and 2 materials</i>	Yes
<i>Transition to R-1 and R-2 Districts</i>	A building or portion of the building located within 200 feet of an R-1 or R-2 District may be no more than 35 feet or 2 stories in height <i>The building is not within 200 feet of an R-1 or R-2 District, however, the height is under 35 feet and 2 stories</i>	Yes
<i>Location of Overhead Doors for Vehicular Access</i>	Minimum 2-foot tall window on the overhead door if located on a primary elevation <i>2-foot windows located on the overhead doors located on the primary elevation (south)</i>	Yes

With this rezoning and preliminary site development plan submittal, only the elevations for the Parks Maintenance Building were included. Any additional buildings within this development, other than accessory buildings, will require a revised preliminary site development plan to be approved by the Planning Commission.

8. Comprehensive Plan Analysis:

The following are criteria for considering rezoning applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090 G*.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The *Comprehensive Plan* identifies the subject property as Industrial and Primary Greenway. These land use designations consist of industrial developments and conservation areas respectively. The Parks Maintenance Building is an appropriate use within the Industrial Future Land Use Designation and the development will be conserving streamways within the property as well as trees along the north property line.

The proposed development also meets the goals of the Comprehensive Plan including being compatible with adjacent land uses (LUCC-8.2), preserving greenways and streamway corridors (ESR-1.3) and being consistent with the Comprehensive Plan (LUCC-1.1).

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area consists of properties zoned single-family residential, County Rural and heavy/general industrial. The surrounding existing uses are 2 single-family homes; however, those are located across Old US-56 Highway and the development will be providing a tree preservation easement along the highway for screening. The site is immediately adjacent to existing industrial uses including the City of Olathe Public Works Building and Maintenance Facility, the Johnson County Transit Facility and a quarry. The proposed use and proposed future uses are compatible with the surrounding area.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

There are a variety of uses in the area, however the development is immediately adjacent to other industrial uses which is in harmony with the proposed uses for this site. There are 2 single-family homes located north of the site but both houses are on the north side of Old US-56 Highway and the proposed development is including a tree preservation area for screening. Also, the building includes large setbacks from the public street right-of-way.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

Approximately 7 acres of the site is zoned R-1 which would permit single-family residences and a small section of the property is zoned M-2 which permits industrial uses.

The majority of the site is zoned CTY RUR which is a County zoning designation. A rezoning to a City zoning designation is required prior to development taking place on property that still has County zoning.

Single-family homes would not be appropriate for this site as it is immediately adjacent to existing industrial uses. Since the site is within the Industrial Future Land Use designation and adjacent to existing industrial uses, an industrial zoning district is appropriate for this property.

E. The length of time the property has been vacant as zoned.

The property was rezoned to R-1 in 1970 and the majority of the remaining property kept its County zoning designation when annexed into the City.

There has been no development on the site since the rezoning to R-1 and the annexation of the property into the City.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development is not expected to detrimentally affect nearby properties as the development is adjacent to existing industrial uses and the nearby single-family homes are located across the highway. The development is also including a tree preservation easement along the highway for screening.

G. The extent to which development under the proposed district would substantially harm the values of nearby properties.

The development is immediately adjacent to other industrial uses and the nearest existing residential is located across Old US-56 Highway. The preliminary site development plan is showing large setbacks for the proposed building and a tree preservation area along the highway for screening. Due to the location, setbacks and tree preservation area, the proposed development should not substantially harm the value of nearby properties.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The site will have access to Old US-56 which is an expressway built to handle a variety of traffic, including traffic. Also, the development is providing adequate on-site parking and any future development on the site will also be required to meet UDO requirements for parking.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

Staff is not aware of any potential for unlawful levels of air, water or noise pollution with the proposed development. The development is required to comply with the City's stormwater requirements and provide best management practices for water quality.

J. The economic impact of the proposed use on the community.

There will be no economic impact of the proposed use on the community.

9. Staff Recommendation:

A. Staff recommends approval of RZ19-0007 for the following reasons:

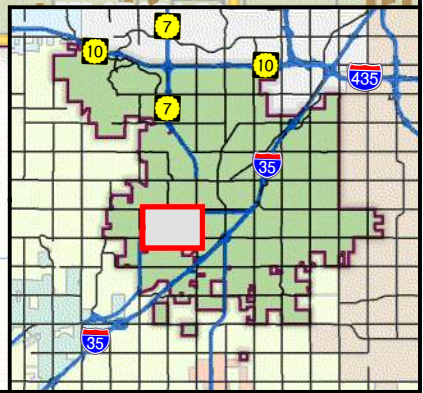
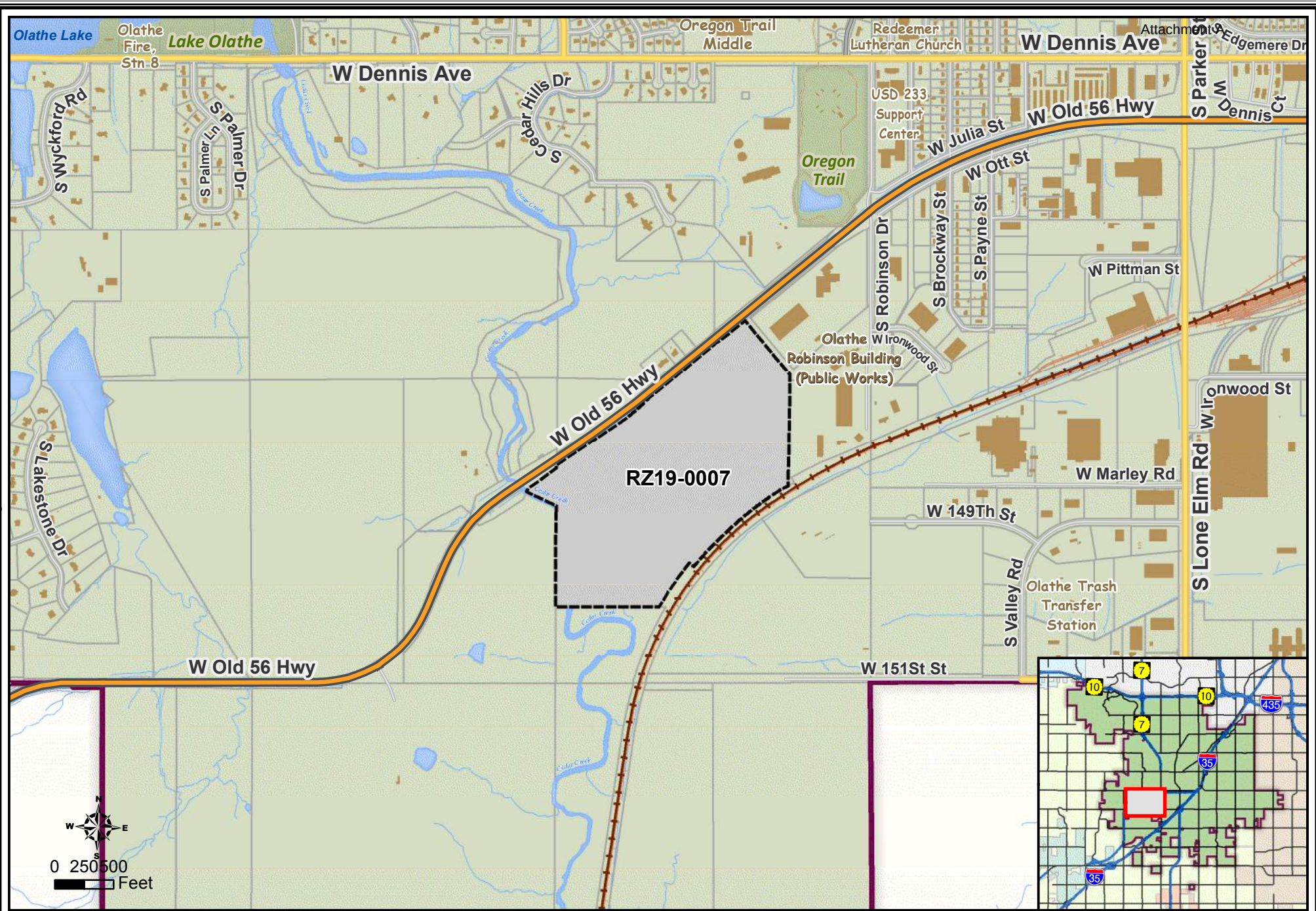
- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan* (Principle LUCC-1.1, LUCC-8.2 and ESR-1.3).
- (2) The requested rezoning to M-2 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.

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- B. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - (1) Any new buildings within this development, other than accessory buildings, shall require a revised preliminary site development plan.



OLATHE FACILITIES EXPANSION RZ19-0007



User: jaredmd
Date: 06/18/2019

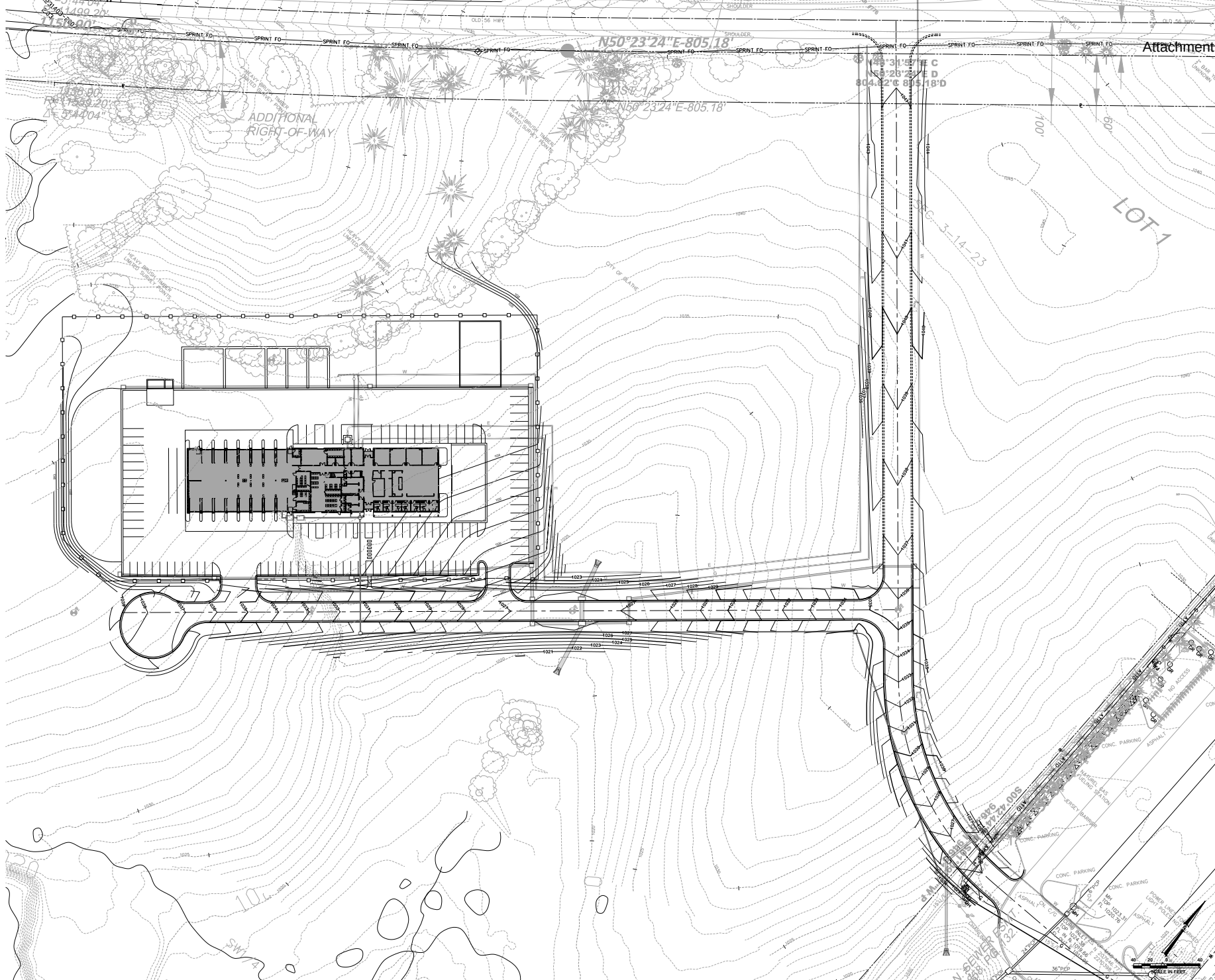


This property lies within Flood Zone X, defined as areas determined to be outside the limits of the 0.2% annual chance flood plane. Flood Zone X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, no base flood elevations determined. Flood Zone AE, defined as Base Flood Elevations Determined Floodway areas that are in Zone AE, defined as the channel of a stream and any adjacent floodplain areas that may be kept free of encroachment, as shown on the Flood Insurance rate map prepared by the Federal Emergency Management Agency for the City of Overland Park, Johnson County, Kansas, Community No. 200173, Panel No. 0092D and dated August 3, 2008.

[illegible]

DRAFT
PREPARED FOR PRELIMINARY
SUBMISSION AND REVIEW ONLY --
NOT FOR CONSTRUCTION

Z202



**ReZoning & Preliminary
Site Development Plan
ReSubmittal**

Olathe Parks
Maintenance Facility
56 Hwy & S. Robinson Dr.
Olathe, Kansas 66061

TCEP No.: 812-006-18
Olathe #: 6-C-001-18
Olathe #: 6-C-031-18
May 20, 2019

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PARKS 2
(PHASE 3)

PARKS 1
(PHASE 2)

PUBLIC WORKS 2
(PHASE 3)

PUBLIC WORKS 1
(PHASE 2)

FIRE 1
(PHASE 2)

PUBLIC WORKS 3
(PHASE 3)

POLICE 2A
(PHASE 3)

POLICE
2B
(PH. 3)

POLICE 1
(PHASE 2)

POLICE 2C (PHASE 3)

FUTURE LAND USE TABLE

PARCEL	AREA	BUILDING SIZE	PROPOSED USE
PUBLIC WORKS 1	64 AC	80,000 SF	OFFICE STORAGE, VEHICLE MAINTENANCE
PUBLIC WORKS 2	15 AC	80,000 SF	OFFICE STORAGE, VEHICLE MAINTENANCE
PUBLIC WORKS 3	15 AC	80,000 SF	OFFICE STORAGE, VEHICLE MAINTENANCE
PARKS 1	15 AC	7,000 SF	STORAGE AND MAINTENANCE EXPANSION
PARKS 2	64 AC	N/A	TRAIL PARK AND STORAGE AREA
FIRE 1	15 AC	10,000 SF	VEHICLE STORAGE AND MAINTENANCE BUILDING
POLICE 1	15 AC	80,000 SF	TRAINING CLASSROOM AND STORAGE BUILDING
POLICE 2	15 AC	N/A	CONVERSION TRAINING FACILITY

**Rezoning & Preliminary
Site Development Plan
ReSubmittal**

**Olathe Parks
Maintenance Facility**

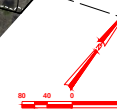
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Future Land Use
Site Plan Diagram

Z300





Attachment A



Architecture
Landscape Architecture
Engineering
Photography

www.clarkensen.com

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Kansas City, MO 64108

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SK Design Group, Inc.

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**ReZoning & Preliminary
Site Development Plan
ReSubmittal**

**Olathe Parks
Maintenance Facility**

56 Hwy & S. Robinson Dr.
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Maintenance Facility
Site Planting Plan

Z302

	MATERIALS CATEGORY 1	MATERIALS CATEGORY 2	MATERIALS CATEGORY 3
SOUTH ELEVATION PRIMARY	20%	60%	20%
SECONDARY FACADE	24%		76%
PRIMARY FACADE EXPRESSION	TRANSPARENCY		





1 SOUTHEAST AXONOMETRIC
SCALE



2 NORTHWEST AXONOMETRIC
SCALE

**Rezoning & Preliminary
Site Development Plan
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Maintenance Facility**

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Building Perspectives

Z401