



City of Olathe
City Planning Division

MINUTES

Planning Commission Meeting: June 24, 2019

| | |
|---------------------|---|
| Application: | <u>RZ19-0007</u> Request approval for a rezoning from R-1 District and CTY RUR District to M-2 District and a preliminary site development plan for Olathe Facilities Expansion on 70.51± acres; located in the vicinity of Old US-56 Highway and S. Robinson Street. |
|---------------------|---|

Dan Fernandez, Planner II, approached the podium and presented the staff report. He noted that his presentation would cover both this application and application FP19-0011. He stated that this application is for an Olathe facilities expansion, southwest of Old US-56 Highway and Robinson. This is a request to rezone 70.51 acres to the M-2 District, and Mr. Fernandez noted that the associated preliminary site development plan includes renderings for a Parks maintenance building. The property is currently vacant.

Mr. Fernandez presented an aerial of the zoning and pointed out the surrounding zoning. Elevations for the Parks maintenance building have been submitted. Other buildings that are not accessory, developed on the site in the future would require a revised preliminary site development plan. Mr. Fernandez noted one access drive onto 156th Street and interior drives will be private and connect to the existing Public Works facility to the east. Landscaping will be included around the site, including foundational landscaping along the primary elevation and along the interior drives of the site. Mr. Fernandez added that a majority of the 70 acres is conceptual and may develop as potential training areas for other county departments.

Mr. Fernandez stated that this building meets all requirements for Building Design Category F, including Category 1 material requirements and also includes features such as some roof variations. He added that staff recommends approval of the rezoning per stipulations.

Mr. Fernandez addressed the final plat, which will include a tree preservation area along US-56 to provide screening. He notes that a good portion of this site is within the flood zone. Staff also recommends approval of FP19-0011 as stipulated.

Comm. Nelson noted a section in the staff report talked about parking pods and asked if that meant there is not a need for islands or peninsulas. **Mr. Fernandez** said that is correct.

Comm. Fry asked if the City would approve overhead doors placed as they are in this plan if this were a car wash or mechanic shop and not a County facility. **Mr. Fernandez** said they would because this area is zoned industrial, but doors would be required to have windows or canopies. Doors on this project have windows. Also, the setback is larger than normal, and there is a tree preservation along US-56.

Comm. Fry then asked about vertical articulation and questioned what the requirements are for industrial. **Mr. Fernandez** responded that there is vertical articulation in terms of roof height. In Category F they are only required to meet one of those requirements.

Comm. Freeman asked about the length of the longest roof. **Mr. Fernandez** responded that it is about 300 feet.

RZ19-0007 (PC Minutes)
June 24, 2019
Page 2

Comm. Corcoran has some familiarity with this area and recalls sewers being a problem. **Mr. Fernandez** deferred his question to the applicant, although notes that Utilities staff has reviewed this application.

Vice Chair Rinke opened the public hearing and asked the applicant to come forward. **Chad Foster** with Olathe Public Works Department approached the podium. Addressing **Comm. Corcoran's** question about sewer, he noted that the existing Robinson Public Works site is serviced by a lift station, and they will attach to that same system.

No one else present wished to speak on this matter. **Vice Chair Rinke** called for a motion to close the public hearing.

Motion by Comm. Nelson, second by Comm. Sutherland, to close the public hearing.

Motion passed 7-0.

Comm. Freeman also expressed some concern about the 300-foot roof having the same height all the way across. He finds it odd that there is no variation and asked if any consideration given to that. **Mr. Fernandez** said they always talk to applicants about, not just meeting design requirements, but exceeding them. This does exceed the class requirement and includes some variation in roof height. **Comm. Freeman** would like to explore that as an option. **Comm. Nelson** observed that the long length of the building without variation is 213 feet in length, not 300 feet. **Mr. Fernandez** noted again that this has a large setback from the street and only those working on or visiting the site would see the building. **Comm. Fry** appreciates the clarification of industrial use, setback and tree preservation. **Vice Chair Rinke** concurred.

Motion by Comm. Fry, seconded by Comm. Nelson, to recommend approval of RZ19-0007, for the following reasons:

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

Comm. Fry's motion includes recommending the following stipulations be included in the final site development plan:

- a. Any new buildings within this development, other than accessory buildings, shall require a revised preliminary site development plan.