



Staff Report

Planning Commission Meeting: July 22, 2019

Application:	<u>UDO19-0002: Unified Development Ordinance Amendments</u>
Applicant:	City of Olathe, Public Works – Planning Division
Staff Contact:	Zachary Moore, Planner II

The City has engaged the services of Christopher Shires with Confluence for an update and rewrite to our architectural standards and requirements found in Chapters 18.15 of the Unified Development Ordinance (UDO). As a result of this work, new terminology and new sections have been drafted which impact other supporting chapters of the UDO.

Specific chapters necessary for updating in response to possible adoption of the new Building Design Standards (Architecture) include Chapters 18.20, 18.30, 18.40, 18.50, and 18.60. As stated above, these updates are minor in nature and are intended to:

- Ensure consistency with new terminology from the updates included with UDO19-0001.
- Update items such as building categories, section references, and class names (removed or updated) as necessary

A redline copy of the updates by Chapter and Section is attached with a summary of each amendment provided below. These updates were discussed at the July 8, 2019 Planning Commission Workshop and from that meeting, no additional updates have been made.

UDO AMENDMENTS – GENERAL HOUSEKEEPING ASSOCIATED WITH UDO UPDATE UDO19-0001 (Building Design Standards)

1. Section 18.20 – Zoning Districts

Recommendation: Remove references to building design categories from the dimensional standards tables for applicable zoning districts.

Recommendation: Update UDO section reference for permitted encroachments from Section 18.15.025 to Section 18.30.270 for accuracy.

2. Section 18.20.130 and 18.20.140 – Zoning Districts (C-1 Neighborhood Center and C-2 Community Center)

Recommendation: Remove reference to building design categories from the permitted uses section of these zoning districts.

3. Section 18.20.230 – Zoning Districts (Transit Oriented-Development)

Recommendation: Update language to direct the reader to Chapter 18.15 for building design standards and remove reference to Building Design Category Standard C.

Recommendation: Remove transit-oriented development image example, as all building design standards are located in Chapter 18.15.

4. Section 18.20.500 – Zoning Districts (Use Matrix)

Recommendation: Update definition for “Hotel, boutique” to remove verbiage referring to Building Design Category C, which will be removed with UDO19-0001.

5. Section 18.30.170 – Development Standards (Building Design Standards)

Recommendation: Remove empty chapter as it does not include design requirements and simply directs the reader to Chapter 18.15.

6. Section 18.50 – Supplemental Use Regulations

Recommendation: Update the word “category” to “class” to ensure the correct verbiage is used from associated updates.

Recommendation: Update section reference for composite materials to correlate with new subsection for 18.15 when pertaining to canopy material requirements.

7. Section 18.60 – Nonconformities

Recommendation: Remove the term “composite” as it is no longer associated with the Building Design Standards Chapter 18.15.

Staff Recommendation:

Staff recommends approval of the proposed amendments as detailed in the attached UDO19-0002 Amendments Exhibit, for the following Chapters and associated subsections herein: 18.20, 18.30, 18.40, 18.50, and 18.60. These updates correlate directly to the new Composite Standards Chapter (UDO19-0001) and are necessary to ensure that processes, verbiage, and terminology is all consistent. This project will proceed to City Council in association with UDO 19-0001 and any changes to UDO 19-0001 which may impact these supporting chapters will be updated accordingly.