

STAFF REPORT

Planning Commission Meeting: August 12, 2019

Application	<u>PR19-0016</u> Final Site Development Plan for WaterOne Elevated Tank
Location	22175 W. 103 rd Terrace
Applicant	Michelle Wirth, Water District No. 1 of Johnson County
Owner	Water District No. 1 of Johnson County
Engineer	Jeff Heidrick, P.E., Burns & McDonnell Engineering Company
Staff Contact	Kim Hollingsworth, AICP, Senior Planner

Site Area: 4.92± acres

Proposed Use: Utility Facility

Zoning: CTY RUR (County Rural District)

Plat: Unplatted

Plan Olathe Land Use Category		Existing Use	Current Zoning
Site	Employment Area	Vacant	CTY RUR
North	N/A (City of Lenexa)	K-DOT Right-of-Way	N/A
South	Employment Area	Vacant	BP
East	Employment Area	Agriculture	CTY RUR
West	Employment Area	ALDI Distribution Center	BP

1. Introduction

The following item is a request for acceptance of a final development plan for the WaterOne Elevated Tank located southeast of K-7 and K-10 Highway. The Water District No. 1 of Johnson County Kansas (WaterOne) 2008 Master Plan indicated the need for additional storage and pumping facilities to convey water from the Crouthers System to the South Booster System. The Wyss Pump Station near 159th Street and Hedge Lane is already in service. A site selection study for the elevated storage was completed in 2011 and identified the southeast quadrant of the K-7 and K-10 Highway Interchange along a 48-inch transmission main as the most feasible and hydraulically appropriate location for the elevated storage tank.

An intergovernmental agreement (Exhibit A) between WaterOne and the City of Olathe was executed in September 2013 for the planned storage and pumping facilities. The comprehensive agreement outlines the agreed upon development requirements and review procedures for the facilities.

The property is zoned CTY RUR (County Rural District) and was annexed in 1996 (ANX96-0008) with additional properties owned by ALDI INC. in the surrounding vicinity. The property is designated as Employment Area on the PlanOlathe future land use map and is surrounded by properties within the Employment Area. The property is also located within the K-7 Corridor Design Guideline area that outlines expectations for high-quality design within the corridor. City staff has worked with the applicant to increase the amount of screening to limit visual impacts of the facility on surrounding properties and determine future participation by the applicant in roadway improvements.

The planned K7/K10 Elevated Tank primarily provides backup and emergency storage to supplement the existing elevated tank located at WaterOne Headquarters on Renner Boulevard. The planned two-million-gallon tank is 175 feet tall and is consistent with the design and scale of the Renner tank in Lenexa.



(Existing site, looking southwest)



(View towards the site, from K-10 Highway)



(Rendering of proposed Tank, looking northeast towards K-10 Highway)

2. Development Requirements

- a. **Site Access** – The site is accessible by traveling north on Lone Elm Road and west on a portion of 103rd Terrace that is not maintained by the City. The access road will be improved by the applicant as a gravel roadway for the purpose of construction and access by WaterOne personnel for ongoing maintenance of the water tank. The site will be accessed approximately once a month for general work and weekly for landscape maintenance.

The gravel access road transitions to an asphalt drive within the limits of the site. The Fire Department and Engineering Division reviewed the access road and internal paving areas for compatibility with code requirements. The City and WaterOne will maintain access to the site including access gates to the property. The City has requested WaterOne to participate in future improvements to the roadway. WaterOne provided a letter to the City (Exhibit B) outlining their participation in future improvements including working with ALDI Inc. on future development and negotiating site access.

- b. **Landscaping/Screening** – Landscaping will be provided along the perimeter of the site to provide screening of ground-level components within the development from surrounding properties. A six-foot tall chain-link security fence topped with three strand barbed wire is planned to enclose the property. Landscaping including a variety of evergreen and deciduous trees will be located outside the security fence. Various shrubs and grasses will add additional variety and texture within the development especially within the southern portion of the property. A four-foot tall galvanized rolled wire fence is planned adjacent to the east and south perimeter of the property.

City staff have requested that the applicant provide a black anodized coating on the chain-link security fence. According to the K-7 Corridor Design Guidelines, fences visible from highways or streets are expected to be decorative in nature and chain-link fences are not typically permitted. WaterOne must meet explicit security requirements for the protection of the facility but Planning Staff have emphasized that a coating on the proposed fencing will more closely align with the expectations within the K-7 Corridor while still providing flexibility for the applicant to meet security requirements.

- c. **Tree Preservation** – The site and surrounding vicinity contain several mature tree stands north and west of the proposed development. The landscape plan indicates areas for tree preservation. The property is heavily screened from K-10 Highway through a variety of existing vegetation located between the highway and access road. Tree preservation fencing to delineate areas for preservation will be required throughout the construction process.
- d. **Lighting** – The applicant will not install lighting projecting onto the elevated tank to illuminate the structure. The tank will include obstruction lighting similar to other structures of a comparable height to meet FAA regulations.
- e. **Signage** – The applicant provided elevations of the proposed elevated tank including the proposed signs within the upper bowl portion of the tank. The tank would be wrapped with three identical signs of the WaterOne logo. City staff asked the applicant to explore other variations of the proposed quantity and design of the proposed signage. The applicant is interested in maintaining the proposed design due to the attention to consistent branding with other standalone elevated tanks in the WaterOne system.
- f. **Stormwater/Detention** – The applicant submitted a Stormwater Management Plan detailing the methods to mitigate impacts of the development. An overflow channel to capture potential water overflow from the tank is proposed in the northeast portion of the site. If the tank were to overflow, a continuous monitoring system will send an alarm to WaterOne. The stormwater management practices also include a small detention basin with an outlet culvert that discharges to an existing stormwater collection system.
- g. **Public Utilities** – The site is located within the City of Olathe sewer and WaterOne service areas. An existing WaterOne water main is located within the eastern portion of the site within an existing easement.

3. **Neighborhood Meeting/ Public Correspondence**

The applicant sent notice and held a neighborhood meeting with properties within 200 feet of the proposed tower site. The meeting was held July 31, 2019 at the Kansas State University Boardroom in Olathe. The applicant, including representatives from WaterOne and Burns & McDonnell, were present to provide an overview of the project and answer questions. There were no other individuals in attendance at the meeting and Planning Staff have not received any public feedback regarding the proposed project.

4. Process

After Planning Commission review, the City Council will adopt a resolution accepting the planned facility as proposed with stipulations or objecting to the plan with specified reasons and proposed changes. Following the City Council meeting, the WaterOne Board will review and consider the resolution. If an agreement is reached, both governing bodies will adopt a resolution authorizing an amendment of the Intergovernmental Agreement. The site must be maintained in compliance with the agreement and future improvements to the site would be subject to the requirements as listed in the agreement.

5. Recommendation

Staff recommends acceptance of the final site development plan (PR19-0016) with the following stipulations:

- a. The development shall be maintained in accordance with the provisions and requirements of the Intergovernmental Agreement signed September 3, 2013 and attached as Exhibit A, and all subsequent amendments to the referenced agreement.
- b. WaterOne will participate in future roadway access improvements determined when future development plans are prepared as identified in the letter provided to the City of Olathe dated August 5, 2019 and attached as Exhibit B.
- c. The six-foot tall chain-link security fence shall be finished in a black anodized coating.
- d. Tree protection fencing shall be installed within all tree preservation areas as shown on the landscape plan dated July 31, 2019.
- e. Wireless communication facilities including towers or antennae located outside any building shall only be allowed by separate approval of the City of Olathe.
- f. Any buildings and accessory structures must be approved by the City of Olathe and in accordance with the requirements of the Intergovernmental Agreement.