



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: December 9, 2019

Application:	<u>PR19-0026</u>	Sign Package for Garmin Olathe Soccer Complex
Location:	Northwest of the intersection of Ridgeview Road and 106 th Street	
Owner:	Michael Christie; OSC, LLC	
Applicant:	Teresa Reicherter; Garmin	
Architect:	Dan Zeller; Gould Evans	
Staff Contact:	Zachary Moore, Planner II	

Site Area:	<u>47.1± acres</u>	Proposed Use:	<u>Sign Package</u>
Zoning:	<u>C-2 (Community Center)</u> <u>Commercial District</u>	Plat:	<u>Olathe Soccer Complex</u>

1. Comments:

The Unified Development Ordinance (UDO) provides two mechanisms for signage for developments; one is through sign permits adhering to UDO requirements, and the other is through a sign package, which provides a method to request an alternative sign plan in a comprehensive manner. Sign packages are often appropriate and used for developments with unique characteristics that the standard sign code may not address adequately. These characteristics may include items such as size of the overall development, lot characteristics, and the use and function of the site.

In this instance, the applicant has requested a sign package for the Garmin Olathe Soccer Complex (OSC). The Garmin OSC is a large outdoor recreation facility, with with nine (9) soccer fields and only two (2) smaller buildings located on the interior of the complex. This complex is over 47 acres in size and is significantly set back from both K-10 Highway and Ridgeview Road.

This request before you is for signage only, there are no changes to buildings, parking areas, or site layout from what is currently approved.



Aerial photo of Garmin Olathe Soccer Complex and Ridgeview Marketplace

2. Proposed Signage:

This sign package application for the Garmin Olathe Soccer Complex includes four proposed signs: one off-site monument sign along Ridgeview Road, two freestanding canopy signs at the entrances to the soccer fields, and a V-shaped monument sign at the western entrance to the fields. The applicant has submitted a project summary and design plans for the proposed signs as part of this sign package, which is included in this packet.



Location of Proposed Signage

- a. Off-site Monument Sign – One (1) of the signs requested is an off-site monument sign proposed along Ridgeview Road. The location of this sign will help direct drivers and navigate them appropriately to the entrance of the Garmin Olathe Soccer Complex.

This proposed sign is a total of 8 feet and 2 inches tall, with a cast in place concrete base and a metal mesh face, with white letters. The total square footage of the metal sign face is 86.71 square feet and the message area is a total of 28.9 square feet in size. An image of the proposed monument sign is included below, and staff is supportive of this sign request.

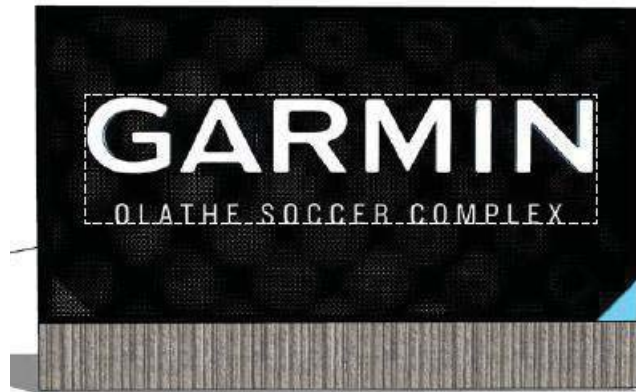


Image of proposed off-site monument sign



Garmin Olathe Soccer Complex property outlined in blue, location of off-site monument sign identified with a red star.

- b. Freestanding Canopy Signs – Freestanding canopies are located at both the western entrance and the eastern entrance to the fields at the southern portion of the Garmin Olathe Soccer Complex, with signs on each, facing the parking lots. These freestanding canopies and the signs on them help to identify the entrances to the main playing fields of the soccer complex. Each sign is a total of 53 square feet in size, and the total face of each canopy is 115 square feet, therefore the sign would be a total of 46% of the canopy face in lieu of the traditional 10%. An image of the proposed signs is provided on the next page.



Proposed freestanding canopy sign

In a typical scenario, the entrance to a building would generally be where a sign such as this is located. These canopies serve as the entry elements to the Garmin Olathe Soccer Complex. Staff finds the signs on each freestanding canopy to be appropriate.



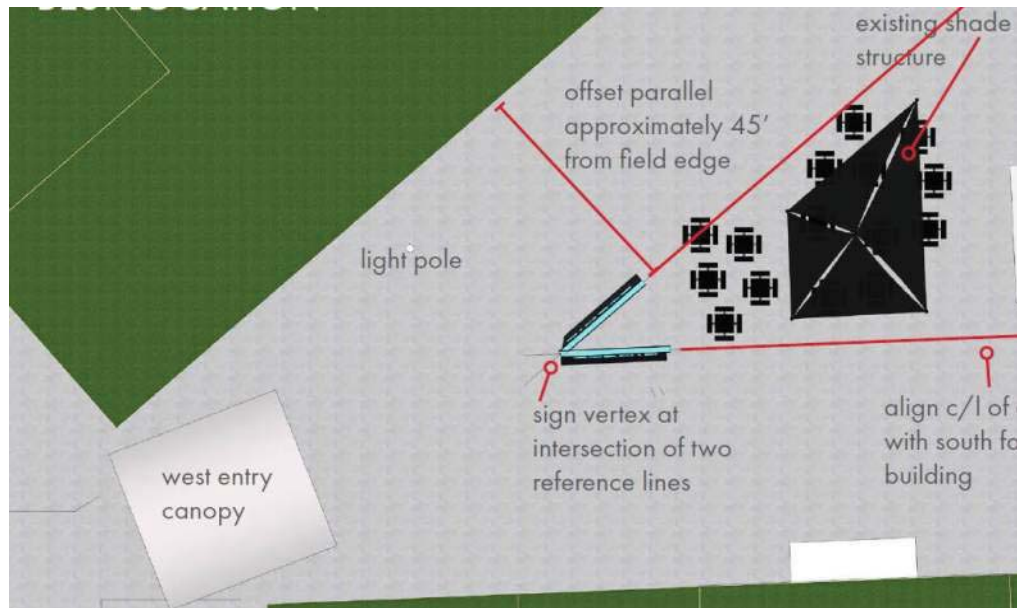
Location of freestanding canopies identified with red stars

- c. V-Shaped Sign – A V-Shaped monument sign is proposed just inside the field area near the western entrance by the small concessions building. This sign functions as an internal monument sign and incorporates the same materials and a similar design as the off-site monument sign referenced on page 3. The proposed sign is 8 feet and 10 inches tall, will have a face area of 185.43 square feet, will incorporate a perforated metal bench surface with a 16-inch cast-in-place concrete base (see below).



Image of proposed V-Shaped Sign

This proposed V-Shaped sign is unique in the fact that it is located on the interior of an outdoor recreation facility and will not be visible from the outside. Additionally, this sign can serve a function as an amenity to users of the Garmin OSC as there is a bench component. The V-Shaped sign will also help direct pedestrian traffic to walkways that lead to the playing fields. Staff is supportive of this sign, as it is internal to the 47± acre complex.



Aerial view of west entry to complex and location of proposed V-Shaped sign

3. Analysis for Sign Packages:

According to UDO, Section 18.50.190.W, deviations or exceptions to the standard sign code by way of a comprehensive sign package may be approved by the Planning Commission and City Council upon a finding that the following conditions are met:

- a. That the deviation requested arises from such condition which is unique to the property in question, is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or applicant.

The 47± acre Garmin Olathe Soccer Complex is an outdoor recreation facility that draws regional interest for league and tournament play. The complex also sets back from nearby major roadways, K-10 and Ridgeview Road. The signs included in this sign package will help to direct drivers and pedestrian to the site and its entrances.

- b. That granting the deviation will not adversely affect the rights of adjacent property owners or residents.

Approval of this sign package will not have any adverse impact to the rights of adjacent property owners or residents. Three of the four proposed signs are internal to the site and will not be visible outside of the complex.

- c. *That the strict application of the provisions of this ordinance would constitute unnecessary hardship upon the property owner represented in the application.*

The sign code does not have specific allowances for outdoor recreation facilities. Strict application of the code would limit visibility of the Garmin Olathe Soccer Complex, resulting in difficulty in finding the site and its entrances.

- d. *That the deviation desired will not adversely affect the public health, safety, moral order, convenience, prosperity, or general welfare.*

The proposed sign package does not pose a threat to the public health, safety or general welfare of the community. The sign along Ridgeview Road does not interfere with sight distance for drivers.

- e. *That granting the deviation will not be opposed to the general spirit and intent of this ordinance.*

The proposed sign package including four signs for the Garmin Olathe Soccer Complex does not conflict with the general intent of the UDO requirements for signage. The proposed signs will provide better direction and identification of entrances to the complex.

4. Recommendation:

Staff recommends approval of the sign package for Garmin Olathe Soccer Complex (PR19-0026) as submitted and dated November 25, 2019.



Attachment B

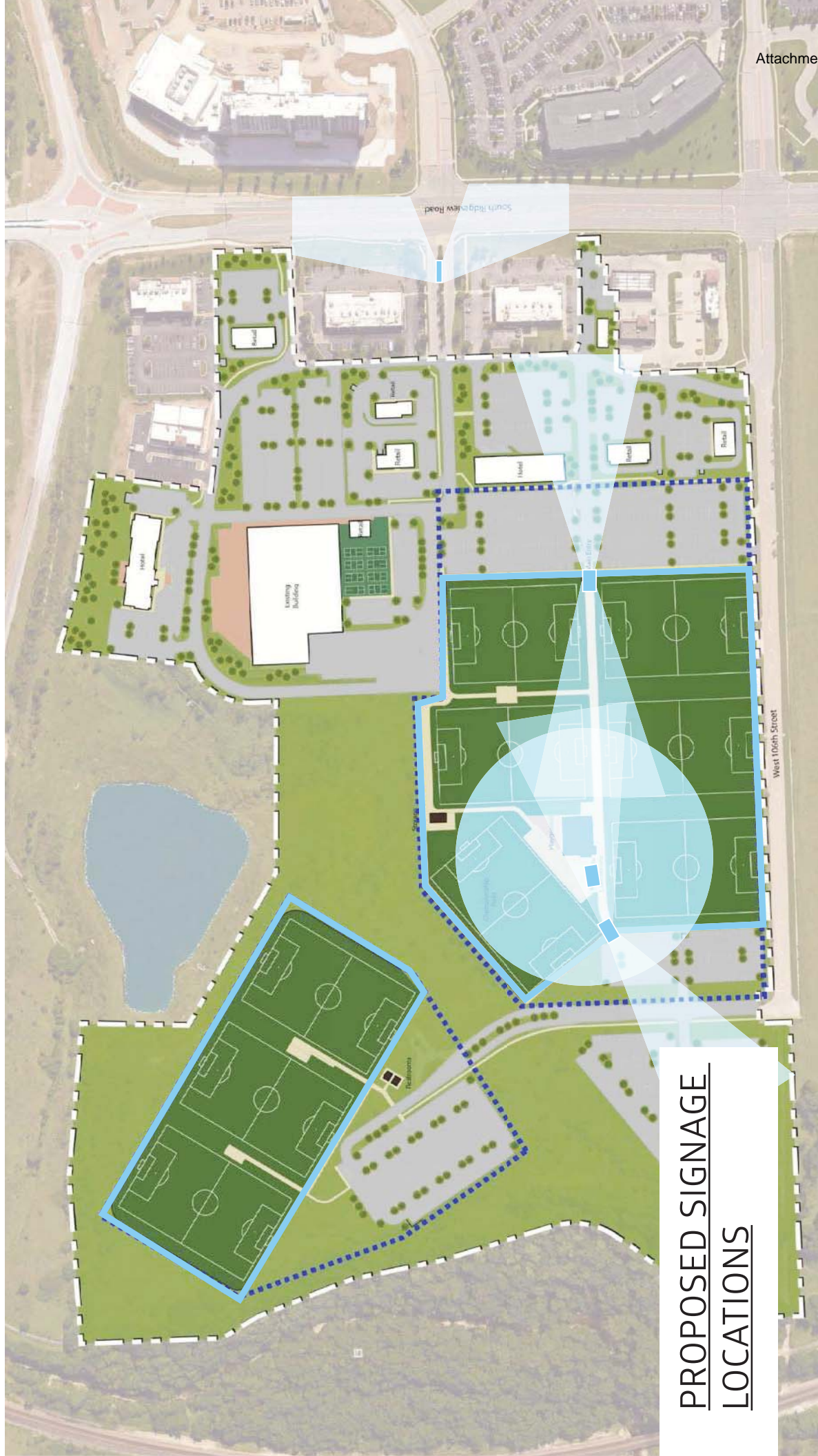


SIGN PACKAGE FOR THE OLATHE SOCCER COMPLEX

PR19-0026

GARMIN OLATHE SOCCER COMPLEX

sponsorship branding

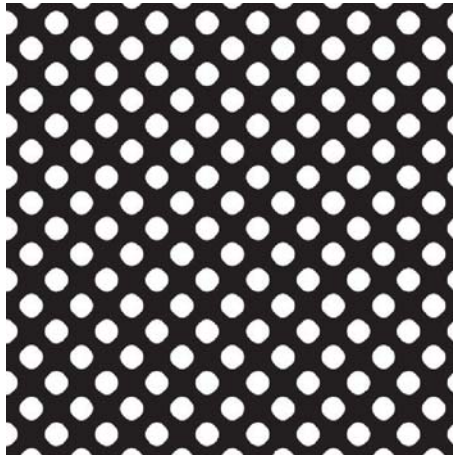


South Ridgeview Road

West 106th Street

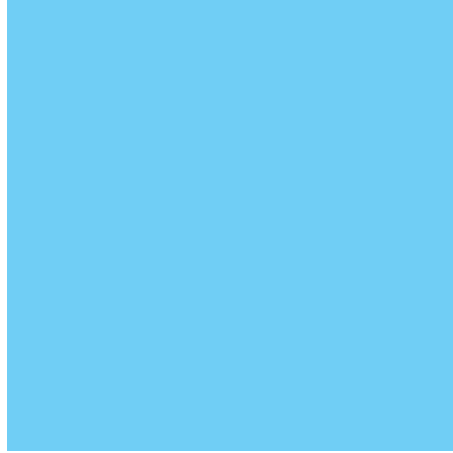
PROPOSED SIGNAGE
LOCATIONS

MATERIAL PALETTE



METAL MESH

match existing



CANDY BLUE



WHITE PLEX

SIGNAGE SQUARE FOOTAGE

GATEWAY SIGN



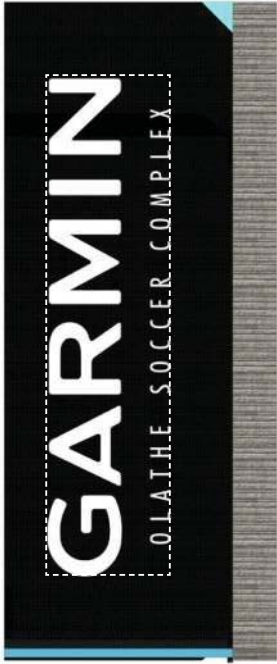
53 sq. ft.
each face

RIDGEVIEW SIGN



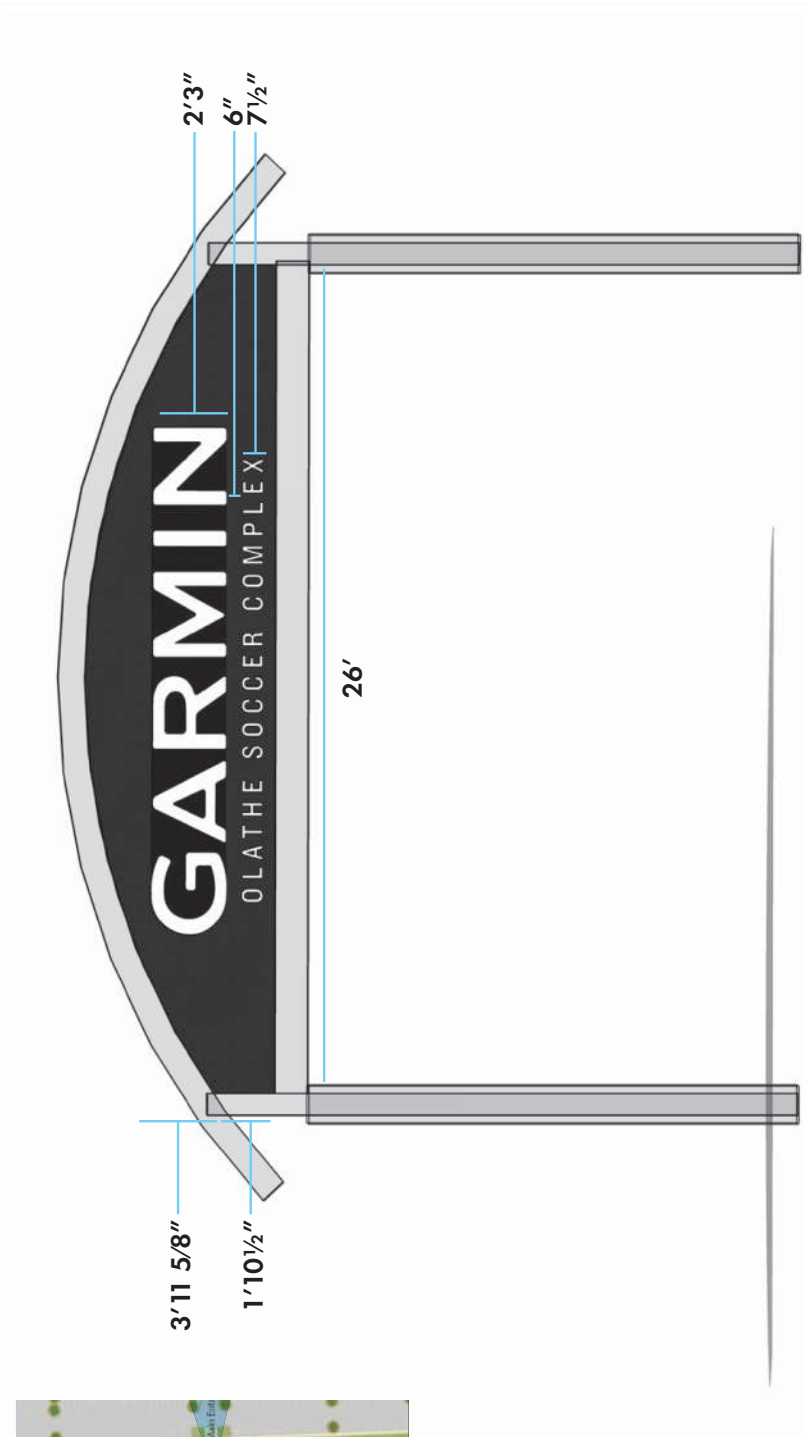
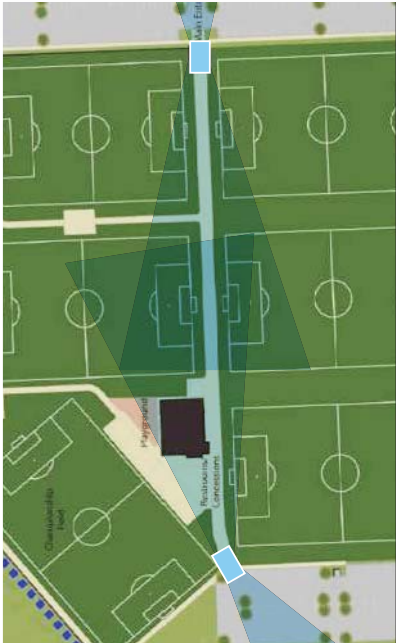
28.9 sq. ft.
each face

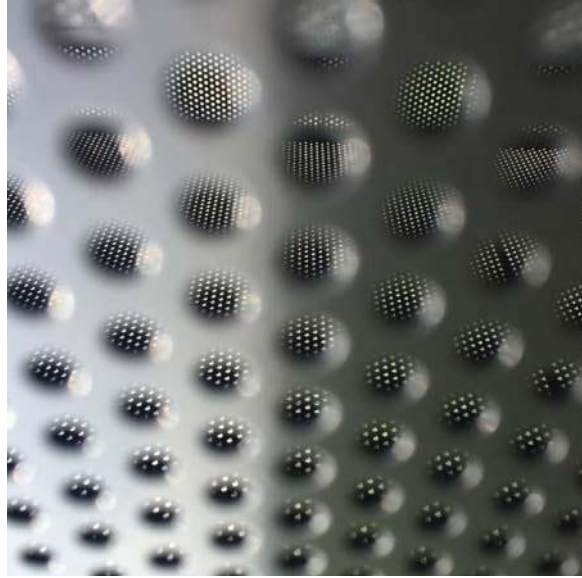
V SHAPED SIGN



64.5 sq. ft.
each face

FIELD ENTRIES

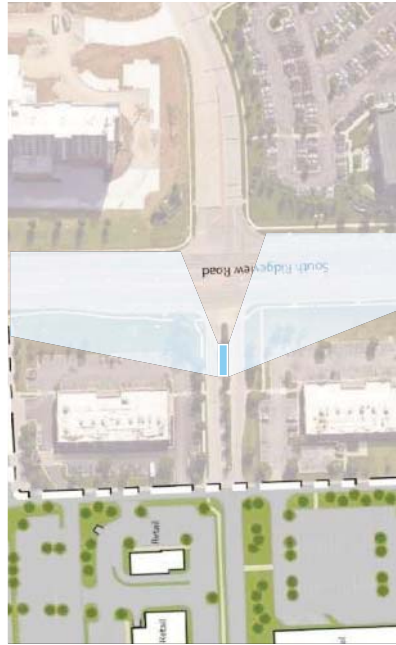




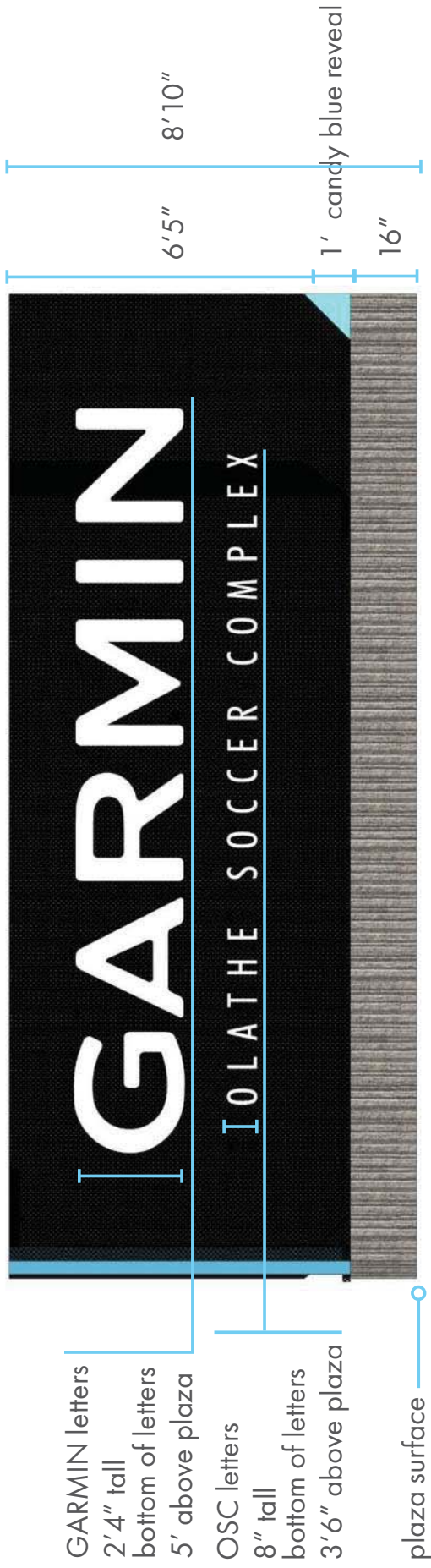
metal perforation details

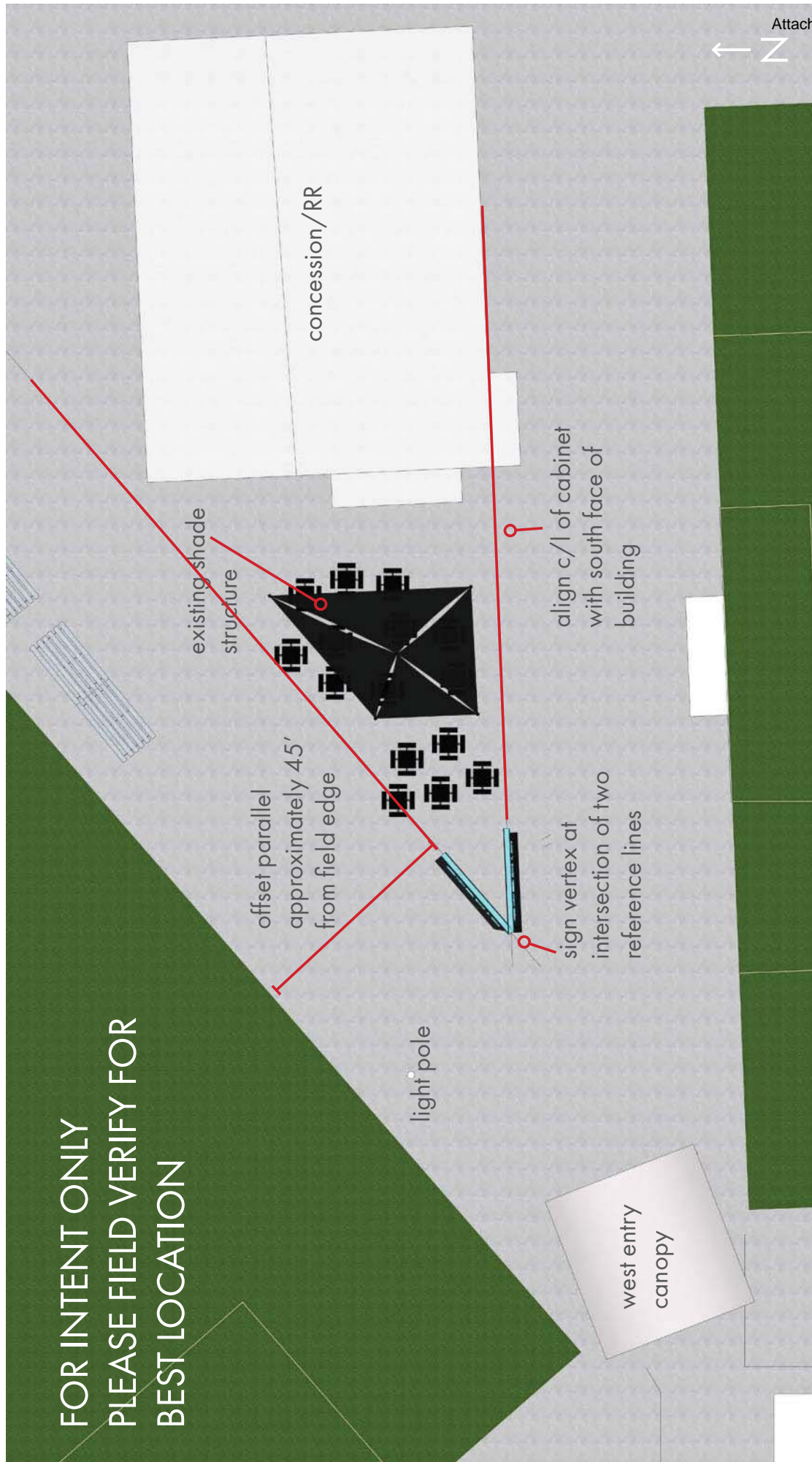


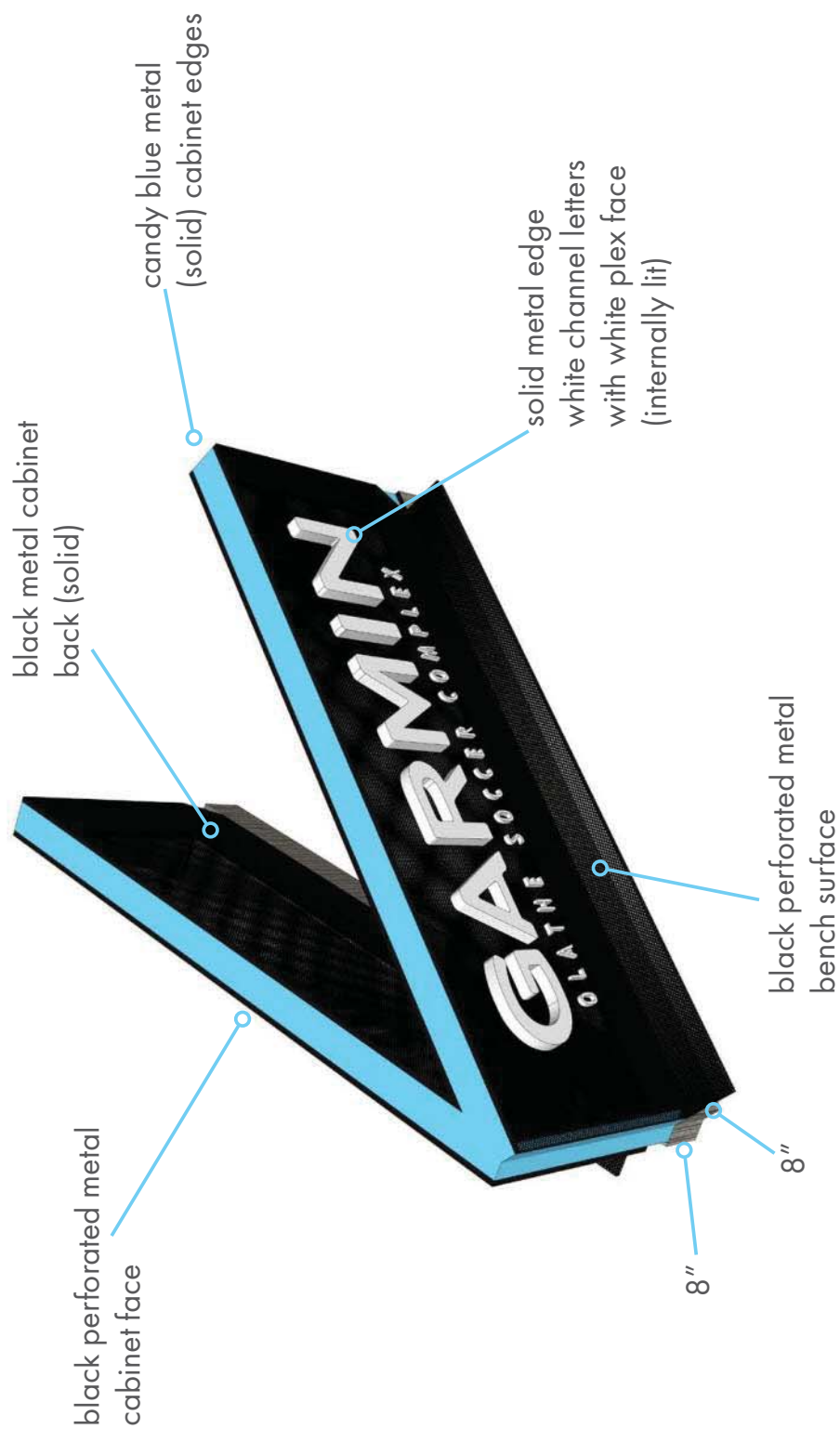
COMPLEX ENTRY
SIGN: RIDGEVIEW

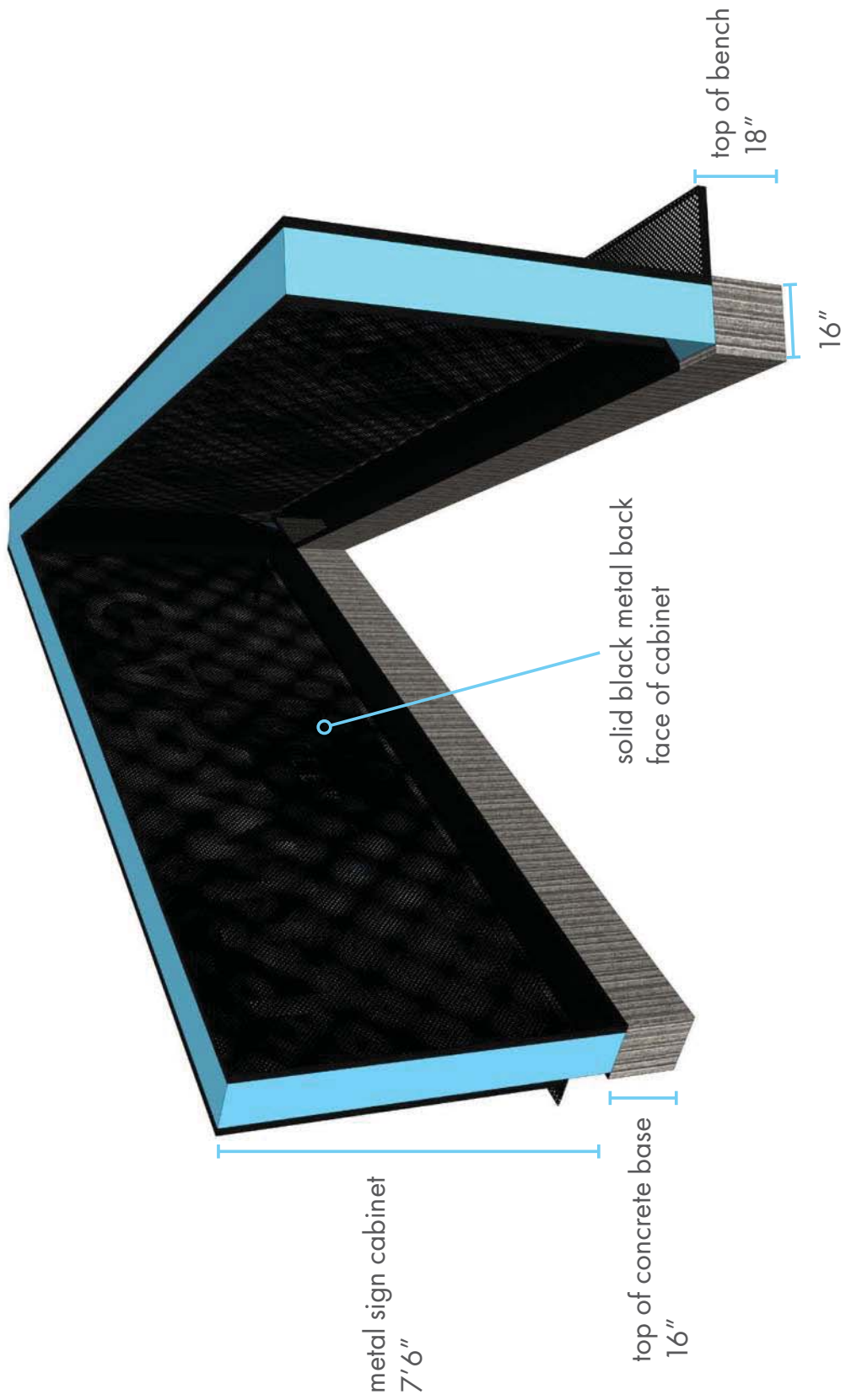


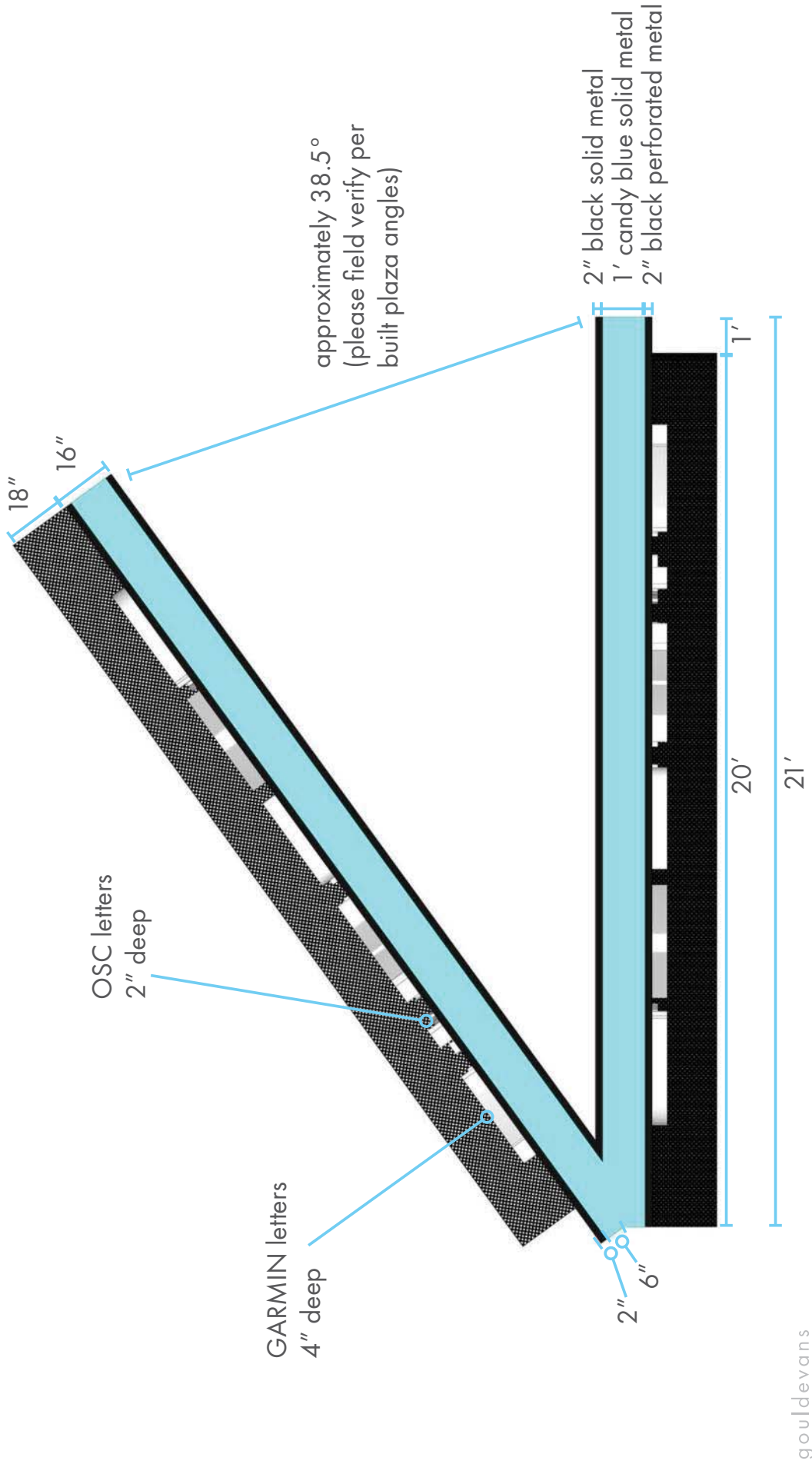
PLAZA: V SHAPE SIGN











THANK YOU