



Planning Division

STAFF REPORT

Planning Commission Meeting: January 27, 2020

Application:	<u>PR19-0013:</u> Preliminary Site Development Plan for Olathe Fire Training Center
Location:	1100 N. Hedge Lane
Owner:	City of Olathe
Applicant:	Chad Foster; City of Olathe
Architect:	Ellen Foster; Finkle + Williams
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>22 acres</u>	Proposed Use:	<u>Public Safety Services (Fire Training Center)</u>
Building Area:	<u>1,019 square foot classroom building</u>	Plat:	<u>Unplatted</u>
	<u>4,752 square foot burn tower</u>	Zoning:	<u>AG</u>

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood / Primary Greenway	Vacant	AG		
North	Conventional Neighborhood / Primary Greenway	City of Olathe Yard Waste Composting Facility	AG	-	-
South	Primary Greenway	Hedge Lane Water Storage Tank	AG	-	-
East	Primary Greenway	Ernie Miller Park	AG	-	-
West	Conventional Neighborhood	Single- and Multi-Family Residential	AG, R-1, RP-3	-	-

1. Proposal:

The City is requesting approval of a preliminary site development plan for the Olathe Fire Training Center, public safety service building, at the northeast corner of the intersection of Hedge Lane and Layton Drive. This site is zoned AG (Agricultural District) and "Public

Safety Services” is a permitted use in this district. Two permanent buildings are proposed with this preliminary site development plan, one for a 1,019 square foot classroom/training building and the other for a 4,752 square foot burn tower.

In addition to the two permanent buildings proposed, the City is proposing to move MOD-X portable training structures to the site as well. The initial phase of these MOD-X structures will contain 510 square feet of portable structures that firefighters may assemble in different ways to present training opportunities for several different building types seen throughout the City. Future MOD-X expansion will include an additional 510 square feet of structures to be located in the same area as the proposed MOD-X location, just west of the proposed burn tower.

Pursuant to Unified Development Ordinance (UDO), Section 18.40.110.A.1, a preliminary site development plan is required for all nonresidential uses unless a preliminary site development plan for the proposed development was already approved. No site development plans have been previously submitted or approved for the subject property, therefore a preliminary site development plan is required prior to development.

2. History:

The subject property was annexed into the City in 1968 and was zoned AG (Agricultural District) in 1970, when conventional zoning was first established in the City. There is no record of any previous applications for development on the subject property.

3. Existing Conditions/ Site Photos:

The subject property is located at the northeast corner of the intersection of N. Hedge Lane and W. Layton Drive and is currently vacant. A photo of the site and an aerial view of the subject property are provided below.



View of subject property, looking east from N. Hedge Lane



Aerial view of the subject property outlined in navy

4. Neighborhood Meeting/Correspondence:

The required neighborhood meeting was held on June 24, 2019 and was attended by 6 people. The applicant did mail required notification letters to all property owners within 500 feet of the proposed development. Staff has not received any correspondence regarding this application from the public.

5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed structures in the AG district is 75 feet, provided that any structure greater than 35 feet is set back from all property lines a distance equal to or greater than its height. The height of the classroom building is 18 feet and 2 inches, and the height of the burn tower is 50 feet. The burn tower is set back from the nearest property line (Hedge Lane) 293 feet and is therefore compliant with the UDO requirement for building height.
- b. **Setbacks** – All buildings in the AG District must be set back from all property lines a minimum of 50 feet. Parking and paving areas on sites developed in the AG District are required to be set back a minimum of 30 feet from any street right-of-way and 10 feet from other property lines. The paved area nearest any property line is the access drive at the western portion of the site, west of the burn tower, and that drive is set back 127 feet from the right-of-way line, exceeding minimum UDO requirements.

Table 1, below, lists the required minimum UDO setback from all property lines, and the building setbacks proposed with the plan.

Table 1: Building Setbacks		
	UDO Requirement (minimum)	Proposed Plan
<i>North</i>	50 feet	1,144 feet
<i>South</i>	50 feet	516 feet
<i>East</i>	50 feet	1,112 feet
<i>West</i>	50 feet	293 feet

- c. **Parking** – Parking for public safety facilities is required at a rate of 1 parking stall per 800 square feet of building floor area. At 5,771 square feet of building floor area, a minimum of 7 parking spaces are required. The applicant is providing 24 total parking spaces on the public portion of the site, complying with the UDO requirements. An additional four stalls will be provided on the interior of the training area, near the MOD-X equipment, to equal a total of 28 parking stalls on site. While the amount of parking provided exceeds the minimum required for the proposed use, the facility will be used not only to train Olathe firefighters, but also firefighters from other jurisdictions, therefore generating a higher number of vehicles traveling to the facility. than the square footage of the buildings may indicate.

6. Site Design Standards:

The subject property is designated as Conventional Neighborhood on the future land use map of the Comprehensive Plan, and the development is subject to **Site Design Category 1** (UDO 18.15.105). The following is a summary of the site design requirements:

- a. **Landscaped Buffer Area** – Buffer standards apply to development in Site Design Category 1 when located adjacent to any arterial street. The existing landscaping that is provided along the western property line, adjacent to Hedge Lane contains landscaping which complies with this requirement. Additional landscaping details will be provided with the final site development plan, in accordance with stipulation 3.

7. Building Design Standards:

Nonresidential buildings constructed in the AG District are subject to the Building Type Standards of “Agricultural Buildings” per UDO, Section 18.15.020.G.1. Buildings subject to these standards are not subject to minimum building façade treatment requirements. Despite there being no façade treatment requirements for the proposed buildings, the applicant has provided quality design elements on the classroom building such as an entry feature above the main entrance, vertical changes in building materials, clear glass on primary façades and high-quality building materials, which are described in greater detail on the next page.

Proposed Building Materials

The classroom building is proposed to be made of brick (Class 1 material), clear glass (Class 1), ground face block (Class 2), and fiber cement siding (Class 3). The proposed burn tower is to be made with Nichiha fiber cement panels (Class 3) and metal (Class 4).

Class 1 materials are considered “very high-quality” materials, Class 2 materials are considered “high-quality” materials, and Class 3 materials are considered “standard quality” materials. Class 4 materials are considered “limited use” materials.

The two primary façades of the classroom building are designed with three vertical divisions: a top, middle, and a base. The base of these façades will have a ground face block wainscot for the first three (3) to four (4) feet in height, and then face brick will be the primary material used from there to approximately 10 feet above grade. Between the end of the face brick at 10 feet and above, fiber cement siding will be used. Standing seam metal has been identified as the proposed roofing material for the building, which is a Class 1 roofing material. Table 3, below, lists the percentage of each material used on each façade of the classroom building.

Table 3: Building Materials					
Primary Façades	Brick (Class 1)	Clear Glass (Class 1)	Ground Face Block (Class 2)	Fiber Cement Siding (Class 3)	Total Class 1 / 2 / 3
West Façade	40%	20%	19%	21%	60% / 19% / 21%
South Façade	47%	24%	9%	20%	71% / 9% / 20%
Secondary Façades					
East Façade	60%	0%	19%	21%	60% / 19% / 21%
North Façade	57%	18%	19%	6%	75% / 19% / 6%

8. Landscaping:

Conceptual landscaping has been provided on the renderings, however a preliminary landscape plan has not been provided at the preliminary site development plan stage. However, a landscape plan will be provided with the final site development plan identifying landscaping to be preserved along Hedge Lane to buffer the site from the road, as well as foundation landscaping, and landscaping within parking lot islands in addition to landscaping throughout the property.

9. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0013) with the following stipulations:
 - 1. A final site development plan must be approved prior to issuance of a building permit.
 - 2. A final plat must be approved and recorded prior to issuance of a building permit.