

## STAFF REPORT

Planning Commission Meeting: February 24, 2020

<b>Application</b>	<b><u>PR19-0032</u> Revised Preliminary Site Development Plan for Lone Elm Commerce Center</b>
<b>Location</b>	Vicinity of W. 167 <sup>th</sup> Street and Lone Elm Road
<b>Applicant</b>	Rob Sangdahl, Lineage Logistics
<b>Owner</b>	Hal Wenzel II, BHJ Holdings LLC
<b>Engineer</b>	Judd Claussen, Phelps Engineering, Inc
<b>Staff Contact</b>	Kim Hollingsworth, AICP, Senior Planner

**Site Area:** 122.5± acres

**Proposed Use:** Cold Storage/  
Refrigerated Warehouse

**Zoning:** M-2 (General Industrial)

**Plat:** Unplatted

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Current Zoning</b>
<b>Site</b>	<b>Employment Area</b>	<b>Vacant</b>	<b>M-2</b>
<b>North</b>	Employment Area	I-35 Right-of-Way	N/A
<b>South</b>	Employment Area	Industrial	M-2
<b>East</b>	Employment Area	Vacant	M-2
<b>West</b>	Employment Area / Secondary Greenway	Single-Family / Agricultural	N/A

### 1. Introduction

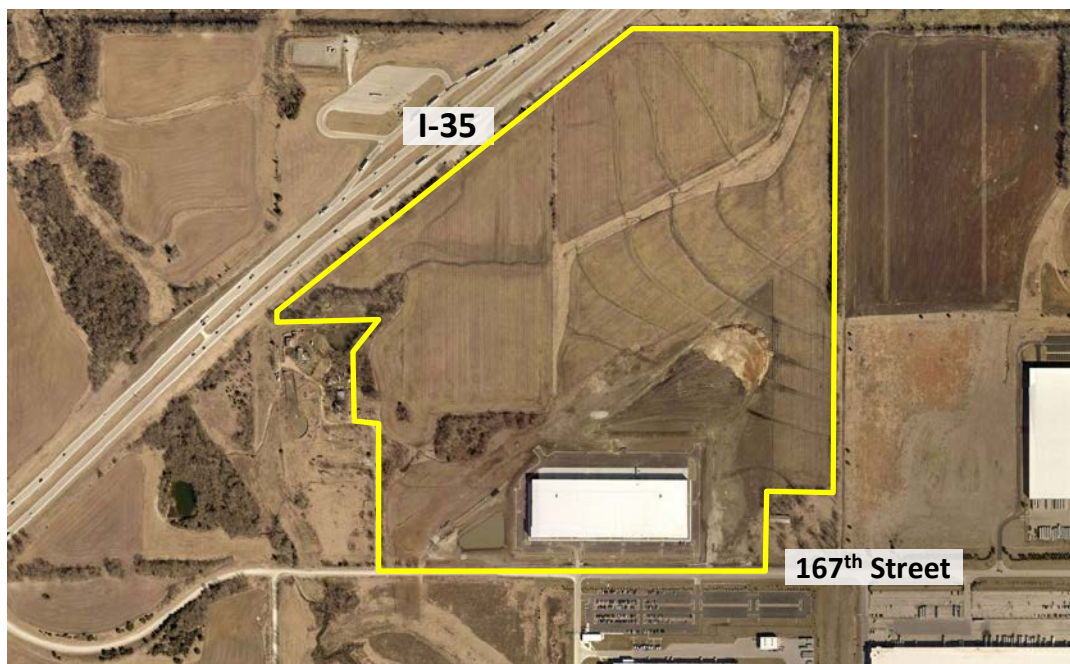
The following item is a revised preliminary site development plan for Lone Elm Commerce Center northwest of W. 167<sup>th</sup> Street and Lone Elm Road. The applicant is seeking approval for a 407,940 square foot refrigerated warehouse facility for Lineage Logistics. The warehouse would replace four planned industrial buildings totaling approximately 1.2 million square feet previously approved through the existing preliminary site development plan.

The proposed building is an automated freezer facility for the storage and distribution of cold food products. The proposed building consists of 165,454 square feet of cooler space maintained at 35°F, 53,960 square feet of freezer space kept at -5°F, a blast area at -40°F and 33,428 square feet of building area devoted to the tempering process. The proposed

plans also include a 22,380 square foot office area in the southwest portion of the building, an outdoor amenity area for employees and loading docks along the south facing façade of the building. Lineage Logistics has facilities located internationally as well as throughout the United States and this facility would be the first newly constructed facility for the company in the Kansas City region.

## 2. History

The property is designated as Employment Area on the PlanOlathe future land use map and is surrounded by properties within the Employment Area. A rezoning to the M-2 General Industrial District and preliminary site development plan for Lone Elm Commerce Center (RZ17-0006) were approved in September 2017. The overall development consisted of eight lots for large office/warehouse buildings with a total area of 1,988,690 square feet. The property is currently unplatted and two plats have already been approved in Lone Elm Commerce Center for a 210,000 square foot industrial building and outdoor storage area. A final plat of Lone Elm Commerce Center, Third Plat (FP19-0038) is also on this agenda for Planning Commission consideration.



*Aerial View of Subject Property*

## 3. Zoning Requirements

- a. **Uses** – The cold storage facility is a permitted use within the M-2 District and is compatible with other uses in the surrounding M-2 and MP-2 industrial districts.
- b. **Setbacks** – The proposed building setback significantly exceeds the minimum setbacks in the M-2 District of 30 feet in the front yard and 10 feet for the side and rear yard setbacks. The building will be located approximately 320 feet from Erickson Street and 479.5 feet from the rear property line adjacent to Interstate 35.

- c. **Height** – The maximum height typically permitted in the M-2 District is 55 feet; however, buildings can be constructed to a maximum height of 144 feet or 12 stories if enhanced site design and landscape buffers are established in conjunction with the increased building height. The proposed building is designed to a maximum height of 88 feet to accommodate the storage pallets within the cold storage portion of the building. The office and loading dock areas are proposed at a lower maximum height of 51 feet. Staff is supportive of the proposed height of the building due to the increased setbacks from all property lines and the use of significant landscaping berms, screening and buffering throughout the property.

#### 4. Development Requirements

- a. **Site Access** – The access and street layout for Lone Elm Commerce Center will be largely consistent with the layout shown on the previous preliminary site development plan. The internally located collector roadway, S. Erickson Street will be extended northeast to provide access for the proposed development and future buildings on Lots 3 and 4. The site will also receive secondary access from the driveway located directly east of the existing building on Lot 1. The future collector roadway, Monticello Road, located east of Lot 3 will be constructed during a future phase of development in Lone Elm Commerce Center.
- b. **Truck/Trailer Stacking** – The main entry into the proposed facility includes a long access drive that leads to a gated entry point with a guard shack to meet the off-street staging requirements. The driveway is 478 feet in length and is designed to accommodate a double-wide inbound capacity of 10 truck/trailers that are 85 feet in length. The applicant expects that the interaction between the driver and guard house attendant is typically less than one minute and the facility has an estimated frequency of 20 trucks per hour. The access driveway is also designed so the gate could be moved further into the site to provide additional on-site staging area if warranted by future demand.
- c. **Parking** – On-site parking will be provided through a combination of parking for employees, trailer parking spaces and opportunities for deferred parking. The number of required parking spaces for the proposed refrigerated/cold storage use is 272 parking spaces. The applicant is requesting a total of 171 parking spaces for passenger vehicles due to the unique staffing needs for a primarily automated facility. There will typically be no more than 50 employees on-site at one time with a maximum of 100 employees during a once-daily shift change. The additional parking spaces are planned to accommodate visitors, repair personnel and vendors. The remainder of the 100 spaces typically required by the UDO are shown as deferred parking within the western portion of the property.

The preliminary site development plan shows a total of 255 trailer parking spaces throughout the development. These parking areas will be screened from street right-of-way and meet required parking/paving setbacks. The applicant estimates about 200 truck trips per day in and out of the property. Sufficient parking spaces are provided for an 85-foot-long trailer to be separated into a tractor and trailer unit within the parking spaces measuring 50 feet in length. An area within the northwest portion of the site shows an additional 24 deferred parking spaces for trailer parking.

- d. **Landscaping/Screening** – The landscape plan includes a variety of evergreen, deciduous and ornamental trees throughout the overall development area. Street trees will be provided on both sides of the entire length of Erickson Street where they will not conflict with utilities. Landscaping is disbursed throughout parking areas and building foundation landscaping is provided adjacent to the office portion of the building.

A significant berm and landscape buffer will be provided along the northern portion of the property adjacent to Interstate 35. A double row of evergreens within the landscape buffer will provide screening of the parking area to the rear of the building. There are existing trees along the north and west property lines. The preliminary landscape plan indicates areas where existing vegetation will remain, and additional trees will be added to fill any gaps to fulfill the Type 3 Landscape Buffer requirements. Additionally, the entire property will be enclosed in a 6-foot tall fence that will consist of black vinyl coated chain link along all boundaries except fencing adjacent to Erickson Street will be upgraded to a black aluminum picket fencing.

- e. **Tree Preservation** – The site and surrounding vicinity contain several mature tree stands along the west and north property boundaries. The landscape plan indicates areas for preservation of existing landscaping to provide additional screening from Interstate 35 and preservation of vegetation in the wetland areas within the western portion of the property. Tree preservation fencing to delineate areas for preservation will be required throughout the construction process.
- f. **Lighting** – The site will meet parking and building lighting requirements as reviewed with the final development plan.
- g. **Stormwater/Detention** – The property will contain two primary stormwater and detention areas which are located adjacent to existing wetland areas on the property. The site was designed so existing wetland areas in the western portion of the property are not disturbed by the development.
- h. **Public Utilities** – The site is located within the City of Olathe sewer and WaterOne service areas. Public utilities including water and sanitary sewer lines will be extended along Erickson Street to serve the subject property.

## 5. Site Design Standards

The subject property is located in the PlanOlathe Employment Area future land use map designation; and is subject to requirements of **Site Design Category 5** per *UDO, Section 18.15.125*. The following is a summary of the site design elements proposed on site:

- a. **Parking Area** – Parking area for developments must be designed in pods no greater than 160 stalls. The 171 parking spaces will be separated into pods of approximately 57 parking spaces thus meeting the requirement.
- b. **Pedestrian Connectivity** – Adequate pedestrian connections must be provided to surrounding development, parking areas and transit stops. A five-foot sidewalk will be constructed along Erickson Street and connect internally into the development with a designated crosswalk for pedestrians.
- c. **Drainage Features** – The development will comply with requirements for open detention or drainage features. The drainage basin within the northwest portion of the property is designed to function as a natural vegetative feature and will have minimal visibility from adjacent properties.
- d. **Landscape Buffer Area** – The development significantly exceeds the requirement for the building to be setback with significant landscaping areas adjacent to major roadways and residential properties.

## 6. Building Design Standards

The development is subject to **Building Design Category E** as established with the rezoning of the property in 2017 (Ordinance No. 17-38). The building meets several of the design criteria, but the applicant is requesting waivers for some design standards due to the unique structural components and nature of the building.

<b><i>Design Standard</i></b>	<b><i>UDO Requirement (Category E)</i></b>
<i>Horizontal Articulation</i>	<p><b><i>One or more wall offsets, notch or projections must be used every 100' of primary façade width.</i></b></p> <p>Vertical panels will be attached to the building every 100 feet to provide increased articulation of the north façade. Additionally, colored decorative skin panels will be attached to both primary facades to create increased articulation and visual interest of the facades.</p>
<i>Vertical Articulation</i>	<p><b><i>Variation in height or roof form must be used every 100' of primary façade width.</i></b></p> <p>The overall structure has varying roof heights especially when viewed from the main entrance to the building. Vertical panels will be attached to the building to provide a variation in height of at least 4 feet on the primary, north façade. The south primary façade will include raised parapets at least every 100 feet to meet the UDO requirement.</p>
<i>Focal Point Element</i>	<p><b><i>Towers, raised parapets, cap elements or pitched roof elements are required on primary facades.</i></b></p> <p>Raised parapets will be provided on both primary facades at least every 100 feet of façade width. Additionally, tower elements with columns and significant glass will be provided at the corners of the office portion of the building.</p>
<i>Façade Expression Tools</i>	<p><b><i>A change in materials, expression line, awnings, arcade elements or an ornamental cornice are required on primary facades.</i></b></p> <p>All facades contain expression lines measuring at least 42' in width through a different band of color. Additionally, an ornamental cornice will be used on the north and south primary facades.</p>
<i>Transparent Glass</i>	<p><b><i>Requirement for 20% glass on primary facades.</i></b></p> <p>The proposed elevations include 0.9% transparent glass on the primary facades. A waiver is being requested from this requirement due to the specific insulation needs for a cold storage facility.</p>
<i>Overhead Doors</i>	<p><b><i>Overhead doors for vehicular access may not be located on a primary façade.</i></b></p> <p>Overhead doors will only be located on the primary south façade which faces internally into Lone Elm Commerce Center. A waiver is being requested from this requirement.</p>

- a. **Building Materials** – The proposed building elevations, material percentages and conceptual renderings are included in the packet for reference. The applicant also provided material samples for the architectural metal and images of similar recently constructed buildings. The applicant is requesting waivers for the minimum building material requirements of Building Design Category E as detailed in the waiver request letter.

#### **Proposed Building Materials**

<b>Primary Facade</b>	<b>Category 1 (Min. UDO requirement 70%)</b>	<b>Category 2 (Max. UDO requirement 30%)</b>
North Elevation	Glass/ Detailed Concrete <b>(10.49%)</b>	Architectural Metal/ Concrete <b>(89.51%)</b>
South Elevation	Glass/ Detailed Concrete <b>(56.72%)</b>	Architectural Metal/ Concrete <b>(43.28%)</b>

<b>Secondary Facades</b>	<b>Category 1 (Min. UDO requirement 50%)</b>	<b>Category 2 (Max. UDO requirement 50%)</b>
East Elevation	Glass/ Detailed Concrete <b>(15.53%)</b>	Architectural Metal/ Concrete <b>(84.47%)</b>
West Elevation	Glass/ Detailed Concrete <b>(37.06%)</b>	Architectural Metal/ Concrete <b>(62.94%)</b>

## **7. Waiver Requests**

The applicant is requesting waivers from the following sections of the Unified Development Ordinance due to the specific nature and layout of the building as an automated freezer facility:

- Exterior building materials for Building Design Category E (UDO Section 18.15.045.E and F)
- Transparent glass on primary facades for Building Design Category E (UDO Section 18.15.045.D)
- Concealed downspouts on primary façades (UDO Section 18.15.020.E.9)
- Overhead doors on primary facades for Building Design Category E (UDO 18.15.045.H)

The waiver request letter provided by the applicant and the analysis of each criteria for waiver requests from UDO, Section 18.40.240.D can be found in this packet.

## **8. Staff Analysis of Waiver Requests**

Staff worked closely with the applicant to understand the unique functionality and design needs of the building as an automated freezer facility. The applicant provided detailed narratives, material samples and precedent images of the proposed facility to convey the reasoning behind specific design choices to accommodate the business needs of the operation. The applicant was also very amendable to suggestions from staff and revised the building elevations significantly from the initial submittal to more closely align with building design standards.

Staff is supportive of the waiver request regarding minimum building material percentages on primary/secondary facades and the request regarding the minimum glass percentages on primary facades. The proposed architectural metal is classified as a Category 2 material for Building Design Category E. High-quality insulated architectural metal is a durable material that can produce a streamline and professional design within employment and industrial areas. The architectural metal would be valued as a Class 1 (high-quality) material in the current UDO and the applicant has provided sufficient justification regarding the thermal needs of the building that would be more challenging with other Category 1 building materials.

The applicant also employed a creative use of articulation tools through the attached colored panels and expression lines in the building. This design provides increased visual interest that would typically be achieved with the distribution of glass and other materials throughout the building. Finally, the applicant is providing significant berms and screening along Interstate 35 as depicted in the submitted renderings which decreases the building area visible from adjacent properties.

Staff is supportive of the requests for overhead doors and downspouts on the primary facades. The design requirement for the overhead doors is in place to encourage service areas to be located out of public view. The location of the doors internal to the property will be the least visible façade from Interstate 35 where the majority of the public would be located. Additionally, the downspouts will be painted to match the exterior building color and the building will be setback so significantly from property lines that they are expected to blend with the entire building façade.

## **9. Neighborhood Meeting/ Public Correspondence**

The applicant sent notice to all properties within 1,000 feet of the proposed development which exceeds minimum neighborhood notice and waiver request notice requirements. Planning Staff have not received any public feedback or correspondence regarding the proposed project.

## **10. Recommendation**

Staff recommends approval of the preliminary site development plan (PR19-0032) with the following stipulations:

1. A final site development plan must be approved and a final plat recorded prior to issuance of a building permit.
2. A waiver is granted from UDO Section 18.15.045.E and F to permit the quantity of Category 1 and 2 materials as shown on the submitted elevations.
3. A waiver is granted from UDO Section 18.15.045.D to permit the quantity of transparent glass on primary facades as shown on the submitted elevations.

4. A waiver is granted from UDO Section 18.15.020.E.9 to permit exposed downspouts on primary facades that will be painted to match the adjacent building façade.
5. A waiver is granted from UDO Section 18.15.045.H to permit overhead doors on the primary south façade as shown on the submitted elevations.
6. The development is subject to the City's public art ordinance (No. 19-80).
7. Erickson Street will be extended to the east plat line and will have plans approved and bonded prior to release of a building permit.
8. Erickson Street will be constructed prior to certificate of occupancy for the building.
9. The private drive between Lot 1 and 3 from 167<sup>th</sup> Street to Erickson Street must be constructed prior to certificate of occupancy for the building.
10. Security gates across a fire apparatus access road must be approved by the Fire Department.