



City of Olathe

Legislation Details (With Text)

File #: G19-838

Type: Discussion Item **Status:** Agenda Ready

File created: 5/23/2019 **In control:** City Council

On agenda: 6/18/2019 **Final action:**

Title: Discussion on the W. 118th Street and Renner Boulevard Land Use Study (PLN19-0001), presented by Confluence. (20 mins)

Sponsors: Aimee Nassif, Zachary Moore

Indexes:

Code sections:

Attachments: 1. Attachment A: W. 118th & Renner Land Use Study

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Aimee Nassif, Chief Planning and Development Officer

SUBJECT: PLN19-0001: W. 118th St. & Renner Blvd. Land Use Study. Applicant: City of Olathe.

ITEM DESCRIPTION:

Discussion on the W. 118th Street and Renner Boulevard Land Use Study (PLN19-0001), presented by Confluence. (20 minutes)

SUMMARY:

The City of Olathe continues to thrive with new development throughout the community. In addition to new commercial, industrial, and residential growth, the City is also seeing increased interest in redevelopment and re-investment in areas with existing activity and buildings. One such area is in the vicinity of W. 118th Street and Renner Boulevard.

The area bounded by Renner Boulevard to the west, E. Kansas City Road to the east, and north of 119th Street comprises approximately 50 acres of industrially zoned land. This area is currently zoned industrial and contains several industrial structures, yet full build out has not been realized. Several properties are either vacant or contain distressed buildings which have great potential for redevelopment. With its close proximity to existing commercial and retail centers at 119th Street, high traffic volumes, and visibility from I-35, the City's Comprehensive Plan (PlanOlathe) currently identifies and envisions this area as part of the Gateway District, a mixed-use area for high quality development activity. The Gateway District is intended to create a main entry experience into Olathe and is critical to the overall image of the community.

All development proposals are reviewed against the backdrop of PlanOlathe and other long-range studies or plans. These resources help staff in reviewing and analyzing proposals, and guide staff's efforts to help the City Council realize the ultimate vision and goals for the area. Recent interest in this area of the City generated the need for a land use study to determine whether the outcomes on recent planning applications align with PlanOlathe, and whether the existing land use vision from

PlanOlathe remains viable.

Recently, the City retained the services of Christopher Shires with Confluence for a Land Use Study for this area of the City to analyze potential opportunities for redevelopment and to review and confirm if the vision for this area as identified in PlanOlathe remains viable. Confluence studied the existing land area, market trends and demands based on demographic information. While several older developments exist in the area today, the Study concludes that the vision and goals of PlanOlathe for the subject area to be solidified as a high-quality mixed-use center within the Gateway District remains viable. It is important to note that this land use study focuses on general land use concepts for the area only: a full technical land use analysis with densities, traffic analysis, and utility locations was not included. The purpose of this study was to provide general direction and concepts on market demands and existing demographics, and not specific recommendations on items such as densities or specific design, infrastructure or other development standards. Master Plan concepts for potential site layout ideas are also provided in the study illustrating a potential mixture of retail, restaurant, mixed-use and office development.

Adoption of this W. 118th St. & Renner Blvd. Land Use Study will assist in achieving the City's long-range planning efforts and goals. Coupled with PlanOlathe, this Study will be used as an additional tool when meeting with developers, property owners, and others for prospective development and redevelopment opportunities.

Attached to this report is the final draft of the W. 118th St. & Renner Blvd. Land Use Study for your review and consideration. Christopher Shires of Confluence will be in attendance to present the Study and provide further description and explanation of the analysis and recommendations.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

Discussion on the proposed Study. Unless otherwise directed, staff will prepare a resolution for formal consideration on July 16, 2019.

ATTACHMENT(S):

Attachment A: W. 118th & Renner Land Use Study