



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/7/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Jessica Schuller, Senior Planner

SUBJECT: RZ23-0009: Rezoning and preliminary site development plan for Intermodal Industrial Park; Applicant: Daren Aldag, Panattoni Development Company

TITLE:

Consideration of Ordinance 24-12 (RZ23-0009), requesting approval of a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for Intermodal Industrial Park on approximately 186.22 acres; located northeast of W. 175th Street and S. Clare Road. Planning Commission recommended approval 9 to 0.

SUMMARY:

The applicant is requesting a rezoning to the M-2 (General Industrial) District and a preliminary site development plan for Intermodal Industrial Park, located northeast of 175th Street and Clare Road. The preliminary plan includes eight (8) speculative industrial use buildings ranging in size from 100,000 square feet to 560,000 square feet. The development will be constructed in phases, beginning with the buildings adjacent to Clare Road, and concluding with the northern-most building.

Roadway improvements include the construction of Gleason Road, a new collector roadway, along the eastern property line, Public Street A internal to the site, and improvements to Clare Road including turn lanes and two access points to the development. Traffic signals will be installed at the intersections of 175th Street and Gleason Road, and 175th Street and Clare Road, when sufficient traffic volumes warrant them. Staff is recommending an additional stipulation be included with the preliminary site development, which the applicant is amenable to, ensuring that the central access point at 175th Street and Public Street A remains a right-in / right-out only, reading as follows:

The intersection of Public Street "A" with 175th Street must be a right-in/right-out access only, and a median "pork chop" style island must be constructed on the north side of the intersection.

The site meets UDO requirements for landscaping. One site design waiver is requested to allow 20-feet of landscape area adjacent to I-35, to include a minimum 3-foot tall berm, in lieu of a fence or wall. Staff is supportive of the request which will serve to better screen truck court areas from I-35.

Two architecture waivers are requested for primary facades which contain truck courts, which staff is supportive of as detailed in the attached Planning Commission packet. The requested waivers for glass and horizontal articulation on truck court facades are offset by increased vertical articulation, color and pattern changes, and truck court screening walls. Truck court areas are also screened from roadways through berms and evergreen landscaping.

The subject property is designated as an Industrial Area on the future land use map of the PlanOlathe Comprehensive Plan. The proposed zoning is consistent with this land use designation

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and several policies of the Comprehensive Plan.

The public hearing was held on March 25, 2024 and no members of the public spoke. Staff recommends approval, and following the public hearing, the Planning Commission voted 9-0 to recommend approval of RZ23-0009 as stipulated.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-12 for a rezoning to the M-2 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-12 for a rezoning to the M-2 District (5 positive votes required).
3. Return the rezoning application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove (4 positive votes required).

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-12