



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 6/4/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Kim Hollingsworth, AICP Senior Planner

SUBJECT: RZ18-0003: Rezoning and Preliminary Site Development Plan for Olathe Gateway II, Applicant: John Petersen, Polsinelli PC

ITEM DESCRIPTION:

Consideration of Ordinance No. 19-24, RZ18-0003: requesting approval for a rezoning from C-2 and M-1 Districts to PD (Planned District) and preliminary site development plan for Olathe Gateway II, a mixed-use development, on 50.94± acres; located at the southwest corner of 119th Street and Renner Boulevard. Planning Commission recommends approval 7 to 0

SUMMARY:

The applicant is requesting a rezoning from C-2 and M-1 Districts to PD (Planned District) and preliminary site development plan for Olathe Gateway II, a mixed-use development. The 50.94 ± acre site is located southwest of 119th Street and Renner Boulevard. The proposed development consists of outlots along 119th Street to accommodate primarily retail and restaurant uses with larger anchor retailers in the southwest portion of the property. The mixed-use residential above retail buildings center around a common outdoor amenity space that serves as the focal point of the development. Harmonious theming modeled from a turn of the century warehouse district is planned for the development through a comprehensive design palette for all buildings, pedestrian amenities, signage and landscaping.

The rezoning request was heard by the Planning Commission on June 11, 2018 however after the meeting, the applicant requested that the rezoning case be held as they worked on the financial aspects of this project. On April 29, the applicant reached out to staff and requested placement on the June 4, 2019 City Council agenda. There have been no updates or changes to the rezoning request since the Planning Commission meeting so all information below is the same information that the Planning Commission reviewed as well as what was provided for at the neighborhood meeting.

The Comprehensive Plan, *PlanOlathe*, identifies the subject property and all surrounding adjacent properties as the Gateway District for the City. The Gateway District provides the main entry experience into Olathe and is a critical component to the overall image of the community. High quality retail, services, offices and housing are the primary focus of the district. The Olathe Gateway II development is compatible with the superior design, increased density and special character expected within the Gateway District that serves as an important corridor in welcoming individuals to Olathe.

The permitted uses for planned districts are established through the rezoning process and the use list provided in Exhibit A is a result of the discussions and collaboration with the applicant. The primary uses shown on the preliminary site development plan include approximately 360,000 square feet of

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retail, restaurant and hotel space and 370 residential units. The proposed uses are consistent with the recommendations of the Gateway District and the surrounding properties in the Olathe Gateway development located east of Renner Boulevard.

The rezoning for the planned district also establishes the site and building design criteria for the property. The Design & Planning Narrative and Vision Book provided by the applicant describe the design objectives and building design categories from the UDO that will be used to evaluate future buildings. The building design elements incorporate high-quality materials including masonry, large format windows and steel. Site design elements will include extensive pedestrian connections, active outdoor amenities, public art, landscaped buffers and pedestrian-oriented streetscapes. A comprehensive sign package will be submitted for review prior to a final development plan illustrating a high-quality and harmonious design for the entire planned development.

The preliminary site development plan details the parking, tree preservation area and landscaping throughout the site. Staff is supportive of the general layout and distribution of parking with the exception of the parking provided for the larger inline retail buildings within Phase 3 of the development. Staff is stipulating that additional opportunities for green space and outdoor amenities be explored within Phase 3 as a component of the final development plan. The applicant is aware of this stipulation and has agreed to look for additional areas or amenities as requested. A 15-foot landscape and screening area along 119th Street and Renner Boulevard will screen parking areas and a 25-foot buffer area is planned along the entire south and west property lines. A 20-foot tree preservation buffer is planned along the portions of the property adjacent to the Olathe Fire Station located southeast of the site.

The traffic impact study recommended several improvements for 119th Street and Renner Boulevard including the construction of southbound, northbound and eastbound right turn lanes. Additionally, dual westbound left turn lanes were recommended at 119th Street and Barney Boulevard. Further recommendations include increased distance requirements for internal drives from City streets to maximize throat distances and spacing from major intersections. Additional recommendations highlighted in the TIS may be included in 119th Street and I-35 interchange improvements to be addressed by the City in a future capital improvements project.

On June 11, 2018, the Planning Commission voted 7-0 to recommend approval of RZ18-0003 with stipulations as listed in the meeting minutes. During the public hearing, Rich Cook representing DH Pace located directly west of the subject property, expressed concerns regarding the buffer area along the west property boundary, building heights of the inline retail, and the ability for truck turnarounds within the service area for the inline retail. Mr. Cook also expressed concerns that patrons traveling west on 119th Street may miss the Barney Boulevard entrance to Olathe Gateway II and attempt to turn around in the DH Pace parking lot. Finally, Mr. Cook stated concerns regarding the future value of the southwest portion of the site due to the location of the proposed access road to the south. While Mr. Cook expressed several areas of concern, he also advised that productive conversations had occurred between the applicant and DH Pace and they expect any issues will be resolved prior to final development plans. Staff has also notified DH Pace of this project proceeding and placement on this agenda.

FINANCIAL IMPACT:

None.

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ACTION NEEDED:

1. Approve Ordinance No. 19-24 for a rezoning from C-2 and M-1 Districts to the PD District as recommended by the Planning Commission.
 2. Deny Ordinance No. 19-24 for a rezoning from C-2 and M-1 Districts to the PD District.
 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.
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ATTACHMENT(S):

Attachment A: Planning Commission Packet
Attachment B: Planning Commission Minutes
Attachment C: Ordinance No. 19-24