



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 7/16/2019

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**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Dan Fernandez, Planner II

**SUBJECT:** RZ19-0007: Rezoning from R-1 and CTY RUR to M-2 Applicant: City of Olathe

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### ITEM DESCRIPTION:

Consideration of Ordinance No. 19-39, RZ19-0007, requesting approval for a rezoning from R-1 and CTY RUR to M-2 District and preliminary site development plan for **Olathe Facilities Expansion** containing 1 lot on 70.51± acres; located in the vicinity of Old US-56 Highway and S. Robinson Drive. Planning Commission recommends approval 7-0.

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### SUMMARY:

The applicant is requesting a rezoning from R-1 (Single-family residential) and CTY RUR (County Rural) to M-2 (General Industrial) and a preliminary site development plan for the Parks Maintenance Building. The subject property is located to the southwest of the Old US-56 Highway and Robinson Drive intersection. The preliminary site development plan includes the Parks Maintenance Facility which will include offices, interior storage, outdoor screened material storage and vehicle bays for equipment repair. The area around the Parks Maintenance Facility will develop as future facilities and training areas for the Public Works Department, Parks Department, Police Department and Fire Department.

Approximately 7 acres of the northern portion of the site was rezoned to R-1 in June 1970. The majority of the remaining area lies within the CTY RUR zoning district and was not rezoned to a City zoning district upon annexation to the City. A small portion of the property along the south property line has an M-2 zoning designation which was part of a rezoning on the adjacent property that was approved in 1989. There has been no development on the subject property or the adjacent M-2 property.

The Comprehensive Plan identifies the subject property as Industrial and Primary Greenway. The proposed use is appropriate for this location as it is immediately adjacent to existing industrial uses and the development will be saving trees through a proposed tree preservation easement on the north and west property lines and by the flood zone which is located on the west side of the property.

With this rezoning and preliminary site development plan submittal, only the elevations for the Parks Maintenance Building were included. Any additional buildings within this development, other than accessory buildings, will require a revised preliminary site development plan to be approved by the Planning Commission.

Materials for the proposed building consist of split face CMU, architectural metal, pre-engineered metal and glass and the design meets the Unified Development Ordinance (UDO) building design standards. The building is located over 400 feet from the highway and as part of the associated plat, a tree preservation easement is being dedicated along Old US-56 Highway to save existing trees

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which will provide additional screening.

On June 24, 2019, the Planning Commission held a public hearing for the proposed rezoning. Some of the Commissioners had questions regarding utility service for the site and the proposed building design. The applicant answered questions for the sewer lift station and staff noted that the proposed building met the architectural design requirements for industrial buildings but would continue to work with the applicant to make additional improvements to the exterior design and materials.

Following the meeting, staff met with the design team to review changes to the building design and the architect is currently revising the building elevations to incorporate additional translucent wall panels on the warehouse, adding CMU pilasters around the downspouts and architectural detail above the overhead doors. Staff supports the proposed changes which will help the building meet or exceed all design requirements. The applicant will provide updated renderings to show the proposed changes for the Council presentation.

No one spoke for or against the proposal at the public hearing and there were no protest petitions for the rezoning. The Planning Commission voted 7-0 to recommend approval of RZ19-0007 with stipulations as shown in the meeting minutes.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Approve Ordinance No. 19-39 for a rezoning from R-1 and CTY RUR to M-2 District as recommended by the Planning Commission.
  2. Deny Ordinance No. 19-39 for a rezoning from R-1 and CTY RUR to M-2 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):**

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 19-39