



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 9/17/2019

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**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Kim Hollingsworth, Senior Planner

**SUBJECT:** PR19-0016: Final Site Development Plan for WaterOne Elevated Tank, Applicant: Michelle Wirth, Water District No. 1 of Johnson County Kansas

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### **ITEM DESCRIPTION:**

Consideration of Resolution No. 19-1058, PR19-0016, requesting acceptance of a final site development plan for WaterOne Elevated Tank, on 4.92 ± acres; located at 22175 W. 103<sup>rd</sup> Terrace. Planning Commission recommends acceptance 6 to 0

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### **SUMMARY:**

The applicant is requesting acceptance of a final development plan for a WaterOne Elevated Tank located southeast of K-7 and K-10 Highway. The Water District No. 1 of Johnson County Kansas (WaterOne) 2008 Master Plan indicated the need for an additional storage facility. A 2011 site selection study identified the southeast quadrant of the K-7 and K-10 Highway Interchange as the most feasible location for the elevated storage tank.

An intergovernmental agreement between WaterOne and the City of Olathe (attached as Attachment C) was executed in September 2013 for the planned storage and pumping facilities. This agreement outlines the agreed upon development requirements and review procedures for the facilities.

The property is zoned CTY RUR (County Rural District) and is designated as Employment Area on the PlanOlathe future land use map. The property is also located within the K-7 Corridor Design Guideline area that outlines expectations for high-quality design within the corridor. City staff has worked with the applicant to increase the amount of screening to limit visual impacts of the facility on surrounding properties and determine future participation by the applicant in roadway improvements.

The access road will be improved by the applicant as a gravel roadway for the purpose of construction and access by WaterOne personnel for ongoing maintenance of the water tank. The City has requested WaterOne to participate in future improvements to the roadway. WaterOne provided a letter to the City (Exhibit A) outlining their participation in future improvements including working with ALDI Inc. on future development and negotiating site access.

Landscaping will screen ground-level components through a variety of evergreen and deciduous trees located to the exterior of a six-foot tall chain-link security fence. The property is heavily screened from K-10 Highway through a variety of existing vegetation located between the highway and access road. Several mature tree stands north and west of the proposed development will be preserved through tree protection. The applicant will not install lighting projecting onto the elevated tank to illuminate the structure; however, obstruction lighting to meet FAA regulations will be provided.

The applicant provided elevations of the elevated tank including the proposed signs within the upper bowl of the tank. The applicant is interested in maintaining the proposed design with three identical WaterOne logos due to the desire for consistent branding with other standalone elevated tanks in the WaterOne system.

On August 12, 2019, the Planning Commission voted 6-0 to recommend acceptance of PR19-0016 with stipulations as listed in the meeting minutes. The applicant provided a presentation outlining the specifications of the proposed water tank and the need for the facility in relation to the overall water system. No individuals spoke in support of or opposition to the proposal during the Planning Commission hearing and Planning Staff have not received any public feedback regarding the proposed project.

Following the City Council meeting, the WaterOne Board will review and consider the resolution. If an agreement is reached, both governing bodies will adopt a resolution authorizing an amendment of the Intergovernmental Agreement. The site must be maintained in compliance with the agreement and future improvements to the site would be subject to the requirements as listed in the agreement.

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**FINANCIAL IMPACT:**

None.

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**ACTION NEEDED:**

1. Approve Resolution No. 19-1058 accepting a plan review for an elevated water tank as recommended by the Planning Commission.
2. Deny Resolution No. 19-1058 accepting a plan review for an elevated water tank.

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**ATTACHMENT(S):**

Attachment A: Planning Commission Packet

Attachment B: Planning Commission Minutes

Attachment C: Intergovernmental agreement between WaterOne and the City of Olathe

Attachment D: Resolution No. 19-1058