

**MINUTES
CITY OF OLATHE**

Case # PR-11-013

The meeting was called to order by Chairman Jon Campbell, with the following members present: Mike Kohler, Nedra Locke, Paul Ling, Mike Rinke, Greg Harrelson, Jeremy Fry and John Almeida.

Chairman Campbell read the standard *ex parte* statement; no commissioners reported any *ex parte* communications.

Items 4 and 5 were removed from the Consent Agenda at the request of Chairman Campbell.

Motion by Commissioner Fry, seconded by Commissioner Almeida, to approve items 1, 2, 3 and 6 of the Agenda. Motion passed 8-0.

Case Planner: Sean Pendley **Planning Commission:** May 23, 2011

Request: Revised site development plan for Great Southern Bank, Blackbob Marketplace.

Location: 15315 W. 135th Street

**Owner/
Applicant:** Great Southern Bank, Jeff Patrick

Architect: Gastinger Walker Harden Architects, Joel Marquardt

Acres:	<u>1.38±</u>	Proposed Use:	<u>Drive-through Bank</u>
Floor Area:	<u>5,216 square feet</u>	Current Zoning:	<u>C-2</u>
Parking Spaces:	Required	<u>21</u>	Shown on Plan <u>49</u>
Streets and Right of way:	<u>135th Street</u>	<u>Private Drive</u>	
	Existing	<u>100' (½ street)</u>	<u>40' (total)</u>
	Required	<u>100' (½ street)</u>	<u>40' (total)</u>
	Proposed	<u>n/a</u>	<u>n/a</u>

Platted: Blackbob Marketplace II, Lot 14

1. Comments

This is a request for a revised site development plan for Great Southern Bank in Blackbob Marketplace. The property is located in the vicinity of 135th Street and Black Bob Road. The building was originally developed as a Bob Evans

restaurant and a final site development plan (PR-43-99) was approved in 1999. A replat for Blackbob Marketplace (P-49-00) was also approved in 2000.

The applicant is proposing to renovate the building to accommodate a drive-through bank. The existing building has been vacant since the restaurant closed. The proposed bank includes three drive-through lanes and one lane for an ATM machine on the west side of the building.

2. **Utilities:**

The site is located within the City of Olathe water and sewer service area. Utilities are available to the site. An existing fire hydrant will need to be relocated for the proposed development. Line extensions, service connections and/or upgrades are subject to review and approval by the Department of Public Works, Planning and Environmental Services.

3. **Setbacks:**

The existing site complies with the minimum parking/paving setback requirements for C-2 districts. The proposed building addition for the drive-through canopy also meets the required building setbacks.

4. **Access/Drive-through:**

Access to the site will be provided from an existing driveway within the shopping center. There will be a change to internal circulation for the site due to the drive-through. An "Exit Only" sign will need to be installed on the drive aisle behind the building to indicate one-way traffic for the drive-through egress. The rest of the parking lot will remain two-way drive aisles as currently developed.

All the drive-through lanes provide adequate stacking distance for banks with drive-through service. The required stacking distance is four (4) vehicles per window.

5. **Parking:**

The existing site includes a total of 91 parking spaces. The proposed development reduces the total parking to 49 spaces but this still exceeds the minimum parking requirement for commercial buildings. The requirement is four (4) parking spaces per 1,000 square feet of floor area so the proposed 5,216 square foot building requires only 21 spaces. The site also includes two accessible spaces per *Unified Development Ordinance (UDO)* requirements.

6. **Landscaping:**

The proposed landscape plan includes an additional deciduous shade tree and ornamental tree on the north property line to comply with current *UDO* requirements. Additional shrubs are proposed on the north side of the site to provide 100 percent screening for the parking lot and shrubs and trees are shown around the building to provide foundation landscaping. Additional landscaping is also shown in place of the existing trash enclosure which will be relocated behind the building.

7. **Stormwater/ Drainage:**

There is an existing storm sewer inlet at the southwest corner of the parking lot and the storm drain leads to an existing basin on the west side of the private drive. The applicant provided calculations for existing and proposed impervious area. The proposed development converts approximately 168 square feet of paved area to additional green space so there is a slight increase in pervious area.

8. **Building Design/ Materials:**

The proposed renovations for the bank are compatible with the architectural design and building materials for Blackbob Marketplace. The building materials consist of brick, split-faced block and clay tile roofing. The drive-through canopy is located on the west side of the building facing the private drive, which helps minimize visibility of drive-through stacking from 135th Street.

The existing trash receptacle will be relocated from the corner of the parking lot to an area behind the bank to provide better access for trash collection. The new trash enclosure will include brick, split-faced block and metal gates to match the building.

The applicant has provided a color rendering for the proposed building and a sample photo for the clay tile roofing. The proposed renovations will improve the existing building conditions and the changes follow the commercial building design guidelines.

9. **Staff Recommendation:**

Staff recommends approval of PR-11-013 subject to the following stipulations:

- a. All required directional signage and pavement markings for access shall be provided prior to certificate of occupancy.
- b. The new fire hydrant location cannot be blocked by parking and shall be within 100 feet of FDC.
- c. Sign permit applications shall be submitted and approved prior to installation of any wall signs and/or monument signs.
- d. The building shall comply with the *Guidelines for Screening of Rooftop Mechanical Equipment*.
- e. All on-site wiring and cables shall be placed underground.
- f. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter

banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.

- g. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.

Motion by Commissioner Fry, seconded by Commissioner Almeida, to approve PR-11-013, subject to the following stipulations:

- a. All required directional signage and pavement markings for access shall be provided prior to certificate of occupancy.
- b. The new fire hydrant location cannot be blocked by parking and shall be within 100 feet of FDC.
- c. Sign permit applications shall be submitted and approved prior to installation of any wall signs and/or monument signs.
- d. The building shall comply with the *Guidelines for Screening of Rooftop Mechanical Equipment*.
- e. All on-site wiring and cables shall be placed underground.
- f. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- g. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.

Motion passes 8-0.

**MINUTES
CITY OF OLATHE
DEVELOPMENT SERVICES**

Case # PR-11-014

SUMMARY INFORMATION

Case Planner:	Dave Clements	Planning Commission Meeting Date:	<u>May 23, 2011</u>
Request:	Approval of a revised site development plan for Inland Truck Parts on 3.99± acres.		
Location:	1320 S. Hamilton Circle		
Owner:	Greg Klein-Inland Truck Parts.		
Architect/Applicant:	Michael Pollard, Transystems Corporation		
Acres:	<u>3.99±</u>	Proposed Use:	<u>Industrial</u>
Floor Area:	(Existing) <u>12,500 square feet</u> (Proposed) <u>16,000 square feet</u>	Current Zoning:	<u>M-2</u>
Parking Spaces Required:	47	Proposed:	60
Streets and Right of way:	<u>Hamilton Circle.</u>	<u>Enterprise Street</u>	
Existing	<u>60' (total)</u>	<u>60'</u>	
Required	<u>60' (total)</u>	<u>60'</u>	

1. Comments

This is a request for approval of a revised site development plan for Inland Truck Parts, on 0.99± acres. The site is located at 1320 S Hamilton Circle. The applicant is proposing to construct a 16,000 square foot addition to the existing building and add a truck service operation to the truck parts distribution facility.

Inland Truck Parts constructed the existing truck parts distribution facility in 1989. At that time, an addition on the north side of the building was envisioned as a way to plan for future growth of the company. Please see the attached project description and overview provided by the applicant.

The proposed addition is very similar to the expansion concept discussed with the original building construction. However, the addition is larger and has been refined with this revised site development plan.

2. **Utilities:**

The property is located in the City of Olathe water and sewer service area. Utilities are currently available to the site.

3. **Setbacks:**

The proposed development conforms to the required building and parking/paving setbacks established in the Unified Development Ordinance (UDO).

4. **Access:**

The existing development has two drives on Hamilton Court, and one drive on Enterprise Street. An additional driveway entrance is proposed north on Hamilton Court, to provide more direct access for large trucks to the truck parking area and the rear service area of the building.

5. **Parking/Lighting:**

The development plan identifies 60 parking stalls for customers, employees, and vehicles awaiting service. Please note that the parking area north of the proposed addition is for truck service customers, and these spaces are oversized to address this parking need.

A photometric plan was, and the lighting plan meets all requirements.

6. **Landscaping/Screening:**

A landscape plan has been submitted for the proposed development. The landscape plan indicates plantings for the existing building and the proposed addition. The plan meets the requirements of the UDO.

7. **Drainage/Detention:**

The site plan designates required detention on the northern portion of the site. The detention plan includes water quality best management practices.

8. **Building Design:**

The proposed building addition will be one story with 7 truck service bays. These bays will be drive-thru bays designed to service large trucks. No changes are proposed to the existing building.

The proposed elevation features materials to match the existing building. Primary materials are split face CMU brick, textured fascia panels, and a standing seam metal roof.

9. **Staff Recommendation:**

Staff recommends approval of PR-11-014 subject to the following stipulations:

- a. A stormwater permit shall be approved prior to issuance of a building permit.

- b. All on-site wiring and cables shall be placed underground.
- c. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- d. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.

This item was pulled from the consent agenda for further discussion:

Chairman Campbell: Mr. Harrelson, I believe you had a question.

Comm. Harrelson: Thank you. My question is simple, actually. I am very pleased with the project. It's very nice. I noticed that we did not require – or if you required it, it's not shown – canopies over the bay doors. We have a significant number, so I'm asking for an explanation of the thought there. I know that has been a key thing that we have required on industrial buildings in the past, so I'm wondering what the thought is behind this particular project relative to that.

Mr. Clements: Primarily the fact that it's in a manufacturing district rather than a commercial district.

Comm. Harrelson: So because of the surrounding buildings and architecture and so forth, you thought it was okay to not try to do something beyond what's already there.

Mr. Clements: Yes.

Comm. Harrelson: Again, I asked that because, in other cases, it's been somewhat controversial for a developer relative to canopies over bay doors, especially when they have a lot. So, I just had to ask because I saw we didn't have them here.

Chairman Campbell: Are there any other questions regarding this item? Or a motion?

Motion by Commissioner Harrelson, seconded by Commissioner Kohler, to approve PR-11-014, subject to the following stipulations:

- a. A stormwater permit shall be approved prior to issuance of a building permit.
- b. All on-site wiring and cables shall be placed underground.
- c. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- d. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets

may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.

Motion passes 8-0.

be constructed on Hamilton Street for more direct truck access to the new addition.

C. Excise taxes: The required street and traffic signal excise fees were paid with the original final plat, therefore the replats are exempt from excise taxes.

IV. STAFF RECOMMENDATION

A. Staff recommends approval of P-11-020 subject to the following stipulations:

- (1) Prior to and upon recording of the plat, a digital file of the final plat shall be submitted to the Development Services Department. The submission of the digital plat file shall conform to the formatting standards, layering system, and text styles of the City of Olathe Planning Division Digital File Submittal Standards.

This item was pulled from the consent agenda for further discussion. Please refer to PR-11-014 for discussion.

Motion by Commissioner Harrelson, seconded by Commissioner Kohler, to approve P-11-020, subject to the following stipulations:

- (1) Prior to and upon recording of the plat, a digital file of the final plat shall be submitted to the Development Services Department. The submission of the digital plat file shall conform to the formatting standards, layering system, and text styles of the City of Olathe Planning Division Digital File Submittal Standards.

Motion passes 8-0.

**MINUTES
CITY OF OLATHE
PLANNING SERVICES**

Case No: P-11-021 **Meeting Date:** May 23, 2011

Request: Approval of a minor plat of four lots and a common tract on 0.296± acres of The Landings At Stone Creek, Third Plat (a replat of Lot 7 and the Easterly part of Tract A, Stone Creek Village Second Plat).

Location: 123rd Terrace & Prairie Creek Road

Owner: Mickey Vena, P&L Development, L.L.C.

Engineer: Jerald Pruitt, Pruitt & Dooley Surveying, L.L.C.

Acres:	0.296±	Existing Use:	<u>Vacant</u>
Number of Lots/Units:	<u>4</u>	Current Zoning:	<u>RP-3</u>
Streets and Right of way:	<u>123rd Terrace</u>		
	Existing	<u>50'</u>	
	Required	<u>50'</u>	
	Proposed	<u>50'</u>	

CASE FILE INFORMATION

I. COMMENTS

This is a request for approval of a minor plat for The Landings At Stone Creek, Third Plat, on 0.296± acres, located at 123rd Terrace and Prairie Creek Road.

The final plat (P-10-015) for Stone Creek Village, Second Plat was approved in 2010. Townhome lots are being subdivided (replatted) for separate ownership.

NOTE: No street right-of-way or public utility easements are being dedicated with this plat. Therefore, City Council action is not required.

II. ANALYSIS

A. Utilities: The properties are located in the City of Olathe water and sewer areas. Utilities are existing to the site.

B. Access/Streets: The townhomes will have access from driveways on 123rd Terrace.

C. Lots/Units: The proposed replat creates a separate lot for each townhome and a small yard area, along with a common tract. The Homes Association will be responsible for ownership and maintenance of the common tract.

D. Excise taxes: The required street and traffic signal excise fees were paid with the original final plat, therefore the replats are exempt from excise taxes.

IV. STAFF RECOMMENDATION

A. Staff recommends approval of P-11-021 subject to the following stipulations:

- (1) Prior to and upon recording of the plat, a digital file of the final plat shall be submitted to the Development Services Department. The submission of the digital plat file shall conform to the formatting standards, layering system, and text styles of the City of Olathe Planning Division Digital File Submittal Standards.
- (2) Prior to recording the plat, an affidavit shall be provided identifying the organization that will be the legal entity having permanent responsibility and authority for the installation, maintenance and repair of the landscape or screening tracts, private greenways, parks or common open space areas as indicated on the final plat, as well as for the payment of all expenses, including taxes and special assessments. The document shall be recorded with the Johnson County Records and Tax Administration office concurrently with the recording of the final plat.
- (3) Prior to and upon recording of the plat a copy of any covenants or deed restrictions applicable to the subdivision must be submitted to City of Olathe Planning Division.
- (4) Prior to certificates of occupancy, all required neighborhood amenities, including landscaping and walking trails, shall be installed by respective phase per the approved final site development plan.

Motion by Commissioner Fry, seconded by Commissioner Almeida, to approve P-11-021, subject to the following stipulations:

- (1) Prior to and upon recording of the plat, a digital file of the final plat shall be submitted to the Development Services Department. The submission of the digital plat file shall conform to the formatting standards, layering system, and text styles of the City of Olathe Planning Division Digital File Submittal Standards.
- (2) Prior to recording the plat, an affidavit shall be provided identifying the organization that will be the legal entity having permanent responsibility and authority for the installation, maintenance and repair of the landscape or screening tracts, private greenways, parks or common open space areas as indicated on the final plat, as well as for the payment of all expenses, including taxes and special assessments. The document shall be recorded with the Johnson

County Records and Tax Administration office concurrently with the recording of the final plat.

- (3) Prior to and upon recording of the plat a copy of any covenants or deed restrictions applicable to the subdivision must be submitted to City of Olathe Planning Division.
- (4) Prior to certificates of occupancy, all required neighborhood amenities, including landscaping and walking trails, shall be installed by respective phase per the approved final site development plan.

Motion passes 8-0.

**MINUTES
CITY OF OLATHE**

CASE # PR-11-010

Sean Pendley, Senior Planner, made the following staff presentation:

Case Planner:	Sean Pendley	Planning Commission:	May 23, 2011
Request:	Approval of a final site development plan for The Contractor's Garage.		
Location:	15735 S. 169 Highway		
Owner:	Tom VanKeirsbilck		
Applicant:	RBK, LLC, Kevin Combs		
Engineer:	Green Engineering Services, Inc., Jay Green		

Acres:	<u>3.35±</u>	Proposed Use:	<u>Mini-storage warehouse</u>
Current Zoning:	<u>M-2</u>	Building Area:	<u>27,000 sq. ft.</u>
Parking Spaces:	Required	Proposed	
	<u>3</u>	<u>9</u>	

Platted: Lots 1 and 2, Van Duss Business Center.

A. Comments:

On April 25, 2011, the Planning Commission considered a request for a final site development plan for The Contractor's Garage, a mini-storage warehouse and outdoor storage area. The Commission continued the application to have the applicant address outstanding issues with stormwater management, landscaping and screening for outdoor storage.

Since the last meeting, the applicant has submitted a final stormwater management plan and a revised landscape plan from a licensed landscape architect. The applicant has also shown the existing chain-link fence to be relocated behind the required landscape area per staff recommendations.

B. Drainage/Stormwater:

The applicant has submitted a final stormwater management report to address the City's stormwater requirements. A permanent drainage easement is required for detention and Best Management Practices (BMPs). The easement shall describe the owner being responsible for the maintenance of the detention and water quality facilities and the easement must be dedicated prior to issuance of building permit.

The building permit plans shall include a drainage area map and soil matrix design. The trees on the east side of the site shall be located outside of the bioretention basins. Finally, a stormwater permit application is required, including fee and bonds.

C. Landscaping/Screening:

The revised plans show the existing chain-link fence to be located ten (10) feet from the edge of the existing private street. This allows for the minimum required landscape area around the perimeter of the site.

The revised landscape plan shows a combination of Canaerti Juniper trees and Vanderwolf Pine trees outside the fence to provide the required screening for outdoor storage area. These evergreen trees will be 6 feet in height at the time of planting and the landscape architect has indicated that the juniper trees will grow to a height of at least 25 feet with a spread of 10-15 feet. These trees will need to be maintained to have a proper appearance. Additional ornamental trees are shown inside the fence.

The shade trees on the east side of the property will need to be relocated outside of the bioretention basins per Public Works requirements.

The revised landscape plan shows the required landscaping and provides adequate screening for outdoor storage per *Unified Development Ordinance (UDO)* requirements. The site plan also notes vinyl slats to be installed on the gates to meet requirements for 100 percent screening.

D. Staff Recommendation:

Staff recommends approval of the final site development plan with the following stipulations:

- (1) A permanent drainage easement for detention and Best Management Practices (BMPs) shall be dedicated prior to issuance of building permit. The easement shall describe the entity responsible for ownership and maintenance of the detention and water quality facilities.
- (2) The shade trees on the east side of the site shall be located outside of the bioretention basins.
- (3) A stormwater permit application is required prior to issuance of building permit.
- (4) A parking lot lighting plan shall be submitted and approved with the building permit.
- (5) All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if such cabinets are screened with landscape materials

- (6) As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- (7) All on-site wiring and cables shall be placed underground.

This item was continued from the April 25, 2011, Planning Commission meeting.

Following staff presentation, the Chairman opened the meeting up to questions from commissioners:

Chairman Campbell: Any questions for staff at this point? Thank you very much. Does the applicant wish to address this? Any questions? Or is there a motion?

Motion by Commissioner Ling, seconded by Commissioner Almeida, to approve PR-11-010, subject to the following stipulations:

- (1) A permanent drainage easement for detention and Best Management Practices (BMPs) shall be dedicated prior to issuance of building permit. The easement shall describe the entity responsible for ownership and maintenance of the detention and water quality facilities.
- (2) The shade trees on the east side of the site shall be located outside of the bioretention basins.
- (3) A stormwater permit application is required prior to issuance of building permit.
- (4) A parking lot lighting plan shall be submitted and approved with the building permit.
- (5) All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if such cabinets are screened with landscape materials
- (6) As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- (7) All on-site wiring and cables shall be placed underground.

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Motion passes 8-0.

Other matters for May 23, 2011:

Mr. Clements: Just a reminder that our next meeting will be June 13th at seven o'clock, and that being the first meeting of the month, we will start off with our 5:30 workshop.

Meeting adjourned.