



CALL TO ORDER

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. MN19-0311:** Standing approval of the minutes as written from the March 11, 2019 Planning Commission meeting.
- B. MP19-0001:** Request approval for a minor plat for **Ranch Villas at Prairie Haven, Lot 24** containing 4 lots on 0.28± acres; located in the vicinity of 119th Street and Lone Elm Road.
Owner / Applicant: Greg Prieb; Prieb Homes
Engineer: Timothy Tucker; Phelps Engineering, Inc.
- C. MP19-0002:** Request approval for a minor plat for **Ranch Villas at Prairie Haven, Lot 17** containing 4 lots on 0.28± acres; located in the vicinity of 119th Street and Lone Elm Road.
Owner / Applicant: Greg Prieb; Prieb Homes Inc.
Engineer: Timothy Tucker; Phelps Engineering Inc.
- D. FP19-0002:** Request approval for a final plat for **Kiddi Kollege South** containing 1 lot on 2.3± acres; located at the southeast corner of the intersection of W.167th Street and the future Britton Street.
Owner: Travis Schram; Day3, LLC
Applicant: Jon Kopek; KBC Investment Group, LLC
Engineer: Jeff Skidmore; Schlagel & Associates, P.A.
- E. PR19-0004:** Request approval for revised preliminary site development plan for **Builders Stone** on 1.99± acres; located at 707 N. Lindenwood Drive.
Owner / Applicant: Brandon Becker; Ace Properties, LLC
Engineer: Jim Long; Allenbrand-Drew & Associates, Inc.
- F. PR19-0005:** Request approval for revised preliminary site development plan for **Olathe Animal Hospital Addition** on 0.83± acres; located at 13800 W. 135th Street.
Owner: Clare Romain Trust
Applicant / Engineer: Christopher Herre; Rose Construction Co Inc.

REGULAR AGENDA-NEW BUSINESS**A. PUBLIC HEARING**

RZ19-0001: Request approval for a rezoning from RP-3 District to R-4 District and preliminary site development plan for **Saddlewood Apartments** on 18.99± acres; located in the vicinity of W. 154th Street and S. Brentwood Street.

Owner: Saddlewood Associates, L.L.C.

Applicant: Aaron March; Rouse Frets White Goss Gentile Rhodes

Engineer: Jeff Skidmore; Schlagel & Associates, PA

- B.** Consideration of Ordinance No. 19-13, VAC19-0001: Request approval for a drainage easement to allow for building of The Shops at Prairie Farms; located at 2180 W. Dartmouth Street. Planning Commission recommends approval 7-0

C. PUBLIC HEARING

RZ19-0002: Request approval for a zoning amendment for RP-3 District, **The Villas of Asbury**, on 10.51± acres; located at 15584 and 15608 S. Church Street.

Owner / Applicant: Sue Engbroten; Pinnacle Construction

Engineer: Matt Cox; Allenbrand-Drews & Associates, Inc.

D. PUBLIC HEARING

RZ19-0003 & PP19-0002: Request approval for a rezoning from CTY RN-1 District to R-1 District and preliminary plat for **Cottages of Mahaffie** containing 5 lots on 1.39± acres; located in the vicinity of W. 122nd St. and Timberlane Boulevard.

Owner: Barbara & Freddie Vaughan

Applicant: Todd Allenbrand; Payne & Brockway, P.A.

Engineer: Mark S. Huggins; Payne & Brockway, P.A.

- E. **PR19-0006:** Request approval for revised preliminary site development plan for **Garmin Wayfinding Sign Package** on 96.1± acres; located at 1200 E. 151st Street.

Owner: Patrick Desbois; Garmin Realty, LLC

Applicant: Dan Zeller; Gould Evans

Engineer: Judd Claussen; Phelps Engineering

The following is a request for a wayfinding sign package for the Garmin campus. The directional signs will be located along public streets and within the campus along private drives. The applicant has submitted a project summary and design plans for the proposed wayfinding signs (attached).

Some of the proposed signs do not meet *Unified Development Ordinance (UDO)* requirements for information signs, including height or sign area for directional signs. The applicant is requesting an exception for certain sign requirements which may be considered as part of a revised preliminary development plan to be approved by the Planning Commission and City Council. There are no changes proposed for buildings or parking areas with this application.

The applicant is proposing 20 different directional signs to be located throughout the campus to provide direction and identify buildings. In addition, there are traffic control signs proposed along the interior drives to provide direction for truck deliveries. The Campus Wayfinding sign package shows the locations and dimensions for proposed signs.

According to UDO requirements, the maximum height for community information signs is six (6) feet and each sign face shall not exceed 20 square feet. The applicant is requesting exceptions for nine signs that exceed the height or sign area for community information signs. The three signs located along public streets are nine (9) feet tall and 36.3 square feet. These signs are identified as "yellow dots" on the sign plans and are located at the entrances on Ridgeview Road, 151st Street and Mahaffie Circle. The other exceptions are for the interior parking entrance signs which are identified as "green dots" on the plans. These signs are six feet tall but have a sign area of 22.5 square feet.

Deviations or exceptions to sign requirements may be approved by the Planning Commission and City Council upon a finding that certain conditions are met per UDO requirements. The applicant has indicated that the Garmin campus is very large, 96 acres, and there is over 2 million square feet of building area. Garmin has also noted on-going issues with visitors trying to find the appropriate entrances and locations for buildings and trucks not following the delivery routes. The applicant installed mock-up signs at 6 feet tall and 20 square feet and they determined it was difficult to see the wayfinding signs from the street.

The proposed exceptions for wayfinding signs meet the general intent of the *UDO* requirements for information signs and there are no conflicts. Due to the large size and scale of the campus and setbacks from streets, staff supports the proposed exceptions for *UDO* sign requirements.

The applicant spoke at the Planning Commission meeting and noted the importance for the wayfinding signage and requested exceptions for sign height and area as proposed. The Commissioners recommended approval of the revised preliminary development plan for wayfinding sign package as stipulated on pages 1 and 2 of the minutes.

ANNOUNCEMENTS

ADJOURNMENT