



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/16/2019

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Sean Pendley, AICP Senior Planner

SUBJECT: Revised preliminary site development plan to allow new wayfinding signage for the Garmin campus

ITEM DESCRIPTION:

Request for approval of a revised preliminary site development plan for Garmin Sign Package (PR19-0006) on 96.14± acres; located at 1200 E. 151st Street. Planning Commission recommends approval 7-0

SUMMARY:

The following is a revised preliminary site development plan to allow 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 community information signs, including height or sign area for directional signs. The applicant is requesting an exception for these 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.

The applicant is proposing 20 different directional signs to be located throughout the campus to provide direction and identify different 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 the "yellow dots" on the sign plans and are located at the entrances on Ridgeview Road, 151st Street and Mahaffie Circle.

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

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entrances and locations for buildings and trucks not following the delivery routes. The applicant previously installed mock-up signs at 6 feet tall and 20 square feet and they noted it was difficult to see the wayfinding signs from the street.

The proposed exceptions for wayfinding signs do not conflict with the general intent of the *UDO* requirements for information signs. 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. The Commissioners recommended approval of the revised preliminary development plan for wayfinding sign package as stipulated on pages 1 and 2 of the minutes.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Approve revised preliminary site development plan for Garmin wayfinding sign package as recommended by the Planning Commission and as stipulated in the minutes.
2. Deny revised preliminary site development plan for Garmin wayfinding sign package.
3. Return the revised preliminary site development plan to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove.

ATTACHMENT(S):

- A. Planning Commission Packet.
- B. Planning Commission Minutes.