

# URBAN PLANNING SERVICES

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## OLATHE, KANSAS



### SERVICES:

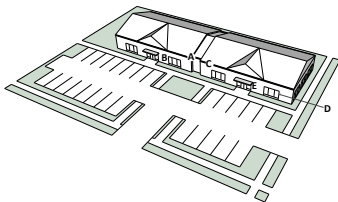
- » Analysis of different design contexts
- » Design guidelines

### CLIENT:

Charisse Deschenes, AICP  
Senior Planner  
City of Olathe

### DATE:

2011 - 2013



### Unified Development Ordinance Update

Winter & Company worked with White and Smith, LLC, to update the Olathe, Kansas, Unified Development Ordinance (UDO). Olathe is a community of over 100,000 residents at the southwest edge of metropolitan Kansas City. In a group of fast-growing suburban cities that were traditionally bedroom communities for Kansas City, it is transitioning to a more self-sufficient mix of employment, residential and retail development. As the transition occurs, Olathe seeks to remain competitive with its peer cities while enhancing quality of life and promoting sustainable development.

The UDO update will implement the City's new comprehensive plan vision with updated standards for subdivision, zoning, building design, site planning, infrastructure, landscaping and parking. An initial diagnostic and strategy report evaluates the existing code, discusses issues, outlines alternative code approaches and ultimately recommends a composite zoning approach for Olathe. The recommended approach streamlines the development review process and creates flexibility for property owners while promoting the comprehensive plan vision. The composite zoning approach will also reduce reliance on Planned Unit Developments (PUDs) and simplify future re-zoning processes.

The updated UDO was adopted in the summer of 2014.

Table 15-6 Composite Building Design Standards for Composite Design Category D

Façade Expression		
<b>A</b>	Horizontal and Vertical Articulation of Primary Façade	Required - See menu options
<b>B</b>	Transparent glass on primary façade (min. %)	25%
<b>C</b>	Additional Primary Façade Expression	Required - See menu options
Pedestrian Orientation		
<b>D</b>	Ground Floor Pedestrian Interest	Required - See menu options
<b>E</b>	Front facing Entry Element on Primary Façade	Required - See menu options
Exterior Building Materials		
<b>F</b>	Building materials on primary façade (min. % from materials category 1 / materials category 2)	50% / 50%
<b>G</b>	Building materials on secondary façades (min. % from materials category 1 / materials category 2)	20% / 80%

*The Olathe UDO update using a composite zoning approach that provides illustrated "menu" options for meeting the intent of key standards.*