

STAFF REPORT

Planning Commission Meeting: May 11, 2020

Application:	<u>PR20-0012</u>	Revised Preliminary Site Development Plan for Arbor Creek Office Building
Location:	15970 S. Bradley Drive	
Owner:	Gavin T. Barmby	
Applicant:	Scott Coryell, Bell/Knott and Associates	
Engineer:	Jim Long, Anderson Engineering	
Staff Contact:	Jessica Schuller, AICP, Senior Planner	

Site Area:	<u>0.99 ± acres</u>	Current Use:	<u>Bank with Drive-Through</u>
Zoning:	<u>CP-2 (General Business)</u>	Proposed Use:	<u>Office</u>
Building Area:	<u>7,830 square feet</u>	Plat:	<u>Arbor Creek Village 10th Plat</u>
		Lots:	<u>1</u>

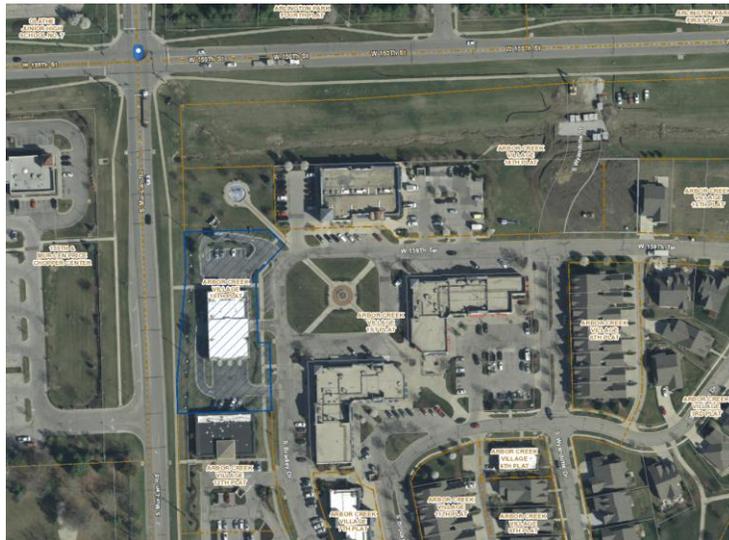
	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Community Commercial Center	Depository Institution with Drive-Through Lanes	CP-2	4	Office Building
North	Community Commercial Center	Open Space within Arbor Creek Development	NC	-	-
South	Community Commercial Center	Orthodontist	NC	-	-
East	Community Commercial Center	Open Space within Arbor Creek Development	NC	-	-
West	Community Commercial Center	Price Chopper	CP-2	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for the existing Bank Midwest, located along the east side of Mur-Len Road, south of 159th Street, within the Arbor Creek development. The building is increasing from 3,490 sq.ft. to 7,830 sq.ft. and changing from a bank use to general office use for one or two tenants. Due to the increase in usable square footage of the proposed building, this project requires approval by the Planning Commission.

2. History:

Bank Midwest was previously located on this site and included a drive-through on the southern portion of the site and an ATM machine on the northern portion of the site (RZ-05-008). The drive-through was screened with a brick façade to match the office portion of the structure. The applicant is proposing removal of the drive-through components of the structure to create usable office space. The ATM located on the north side of the building is proposed to remain and the overall footprint of the building will remain as existing.



Site Aerial – outlined in navy



View from front of building, looking southwest

3. Neighborhood Meeting/Correspondence:

The applicant held a virtual neighborhood meeting on Thursday, April 16, 2020 as required by the Unified Development Ordinance (UDO). One member of the general public attended the meeting and there was discussion regarding parking concerns within the Arbor Creek development near the existing nail salon. The applicant noted that 10 additional parking spaces will be added to the bank site with this application. Staff has not received any additional public correspondence regarding the project.

4. Zoning Requirements:

- a. **Land Use** – The site is zoned CP-2 (General Business) District. Offices are a permitted use within the CP-2 district.
- b. **Building Height** – Building heights within the CP-2 district are limited to 12 stories, not to exceed 144'. The existing and proposed building is 34'-7" tall at its highest point, meeting the requirements of the UDO.
- c. **Setbacks** – All setbacks are to remain as existing, as approved with RZ-05-008, except the southern interior side yard setback. In order to meet the requirements of the UDO, the southern setback is increasing from 5' to 7.5' in the location of the parking lot improvements adjacent to the southern property line. The eastern and western front yard and rear yard setbacks exceed the requirements of the UDO. The northern parking lot is not being modified and the 0' interior pavement setback is to remain as existing.

5. Development Requirements:

- a. **Access/Streets** – The site is accessed via an internal driveway, South Bradley Drive, within the Arbor Creek development. South Bradley Drive provides access to 159th Street and to 161st Street. There are no proposed changes to site access.
- b. **Parking** – Per the UDO, parking is required at a rate of 3.8 spaces per 1,000 sq.ft. of building area, for a minimum of 30 parking spaces. The existing site has 25 parking spaces. Ten additional parking spaces are proposed in order to serve two potential office tenants in the building. The parking spaces provided through the proposed plan do not exceed 150% maximum parking requirement of the C-2 District.
- c. **Landscaping** – The existing site is landscaped and sodded. The applicant provided a preliminary landscape plan exceeding the current requirements of the UDO. Foundation plantings are provided on all sides of the building and Type 1 landscape buffers are provided on the northern, eastern and southern property lines. A non-residential buffer is provided on the western property line, adjacent to Mur-Len Road. Evergreens are proposed around the trash enclosure to provide additional screening for the masonry enclosure. The existing wrought iron fence and masonry columns located adjacent to Mur-Len Road are proposed to remain.

The site contains 46.6% open space, exceeding UDO requirements.

- d. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater service areas and there are no changes to public utilities with this application.

- e. **Stormwater/Detention** – There are no changes to the stormwater detention and water quality with this proposed plan.

6. Site Design Standards:

The site is located within the Community Commercial Center designation of the *PlanOlathe* Comprehensive Plan. The proposed development is subject to **Site Design Category 4** (UDO 18.15.120). In addition to design category requirements, the applicant is providing bicycle racks as an added amenity for users of the site on the south side of the building.

Table 1 below provides an analysis of the site design requirements.

Table 1: Site Design Category 4	Design Requirements Proposed Design
<i>Cross Property Connection</i>	<p><i>At least one dedicated pedestrian connection across the development, defined with wide sidewalks, special paving material, or landscaping.</i></p> <p>The applicant is providing new sidewalk connections on the west and south sides of the building that are bordered with landscaping and connect to existing cross property connections, meeting the requirements of the UDO.</p>
<i>Connectivity to Adjacent Driveways</i>	<p><i>Connections to driveways on adjacent properties are required where possible.</i></p> <p>The site maintains two driveway connections to the interior of the Arbor Creek development, meeting the requirements of the UDO.</p>
<i>Drainage Features</i>	<p><i>Open drainage features should be incorporated as an attractive amenity.</i></p> <p>No open drainage features are located on site.</p>

7. Building Design Standards:

The building was constructed prior to the adoption of the current ordinance containing the latest architectural standards. Per Section 18.60.020.F of the UDO, exceptions to building and site design standards may be granted to allow existing buildings to be expanded or enlarged in a manner that matches the existing building design and materials.

Table 2, below, lists the requirements of **Office Buildings** in the UDO, and the elements of the proposed design which meet the current requirements, or for which an exception must be granted.

Table 2: Building Design Standards	Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>The main entry of the existing building is located on the northern façade. A new entry is being added to the southern façade. Both facades project from the primary structure, meeting the requirements of the UDO.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 75 linear feet of the façade.</i></p> <p>The northern primary façade has a tower element highlighting the front entrance, which rises approximately 12' above the height of the building; the southern primary façade has a new building entrance projecting from the façade, which is lower than the height of the primary structure. The northern and southern facades meet the requirements of the UDO.</p> <p>A portion of the existing western façade is being infilled to eliminate the drive-through. The parapet of the western façade changes in height by 1'-6", while the UDO requires a change of 2'. An exception is being made to the vertical articulation on this façade, in order to match the existing ceiling height.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 75 linear feet of the façade.</i></p> <p>The northern and southern primary facades meet the requirements of the UDO for horizontal articulation.</p> <p>A portion of the existing western façade is being infilled to eliminate the drive-through. An exception is being made to the horizontal articulation of this façade, due to the nature of the existing building.</p>
<i>Façade Expression</i>	<p><i>Primary facades must incorporate one or more façade expression techniques.</i></p> <p>All primary facades meet the UDO requirements for façade expression techniques, by incorporating material changes, awnings and canopies, and horizontal expression lines.</p>

Proposed Building Materials

The existing building is constructed of red brick and cast stone, which are Class 1 materials. Existing EIFS, a Class 3 material, is located on the upper portion of the building, below the building parapet. Black suspended metal canopies are currently located on all facades. New canopies are proposed on the eastern and western facades, to match the existing. The existing roof is flat, and the existing tower element is constructed with a slate roofing material.

All new materials being added to the building in order to infill the existing drive-through are Class 1 materials and will match the existing building. The current UDO requires a

minimum of 25% glass and a minimum of 70% Class 1 and Class 2 materials on primary facades. The proposed northern, western, and southern primary facades have 12%-18% glass, and the northern façade has 63% Class 1 and Class 2 materials.

The current UDO also requires a minimum of 15% glass and a minimum of 50% Class 1 and Class 2 materials on secondary facades. The proposed eastern secondary facade has 13% glass but exceeds the UDO requirement for Class 1 and Class 2 materials.

The existing building was approved in 2005 prior to adoption of the City's current architecture requirements. Section 18.60.020.F of the UDO allows existing buildings to be expanded or enlarged in a manner that matches the existing building design and materials. This is to help promote adaptive reuse and rehabilitation of older buildings while not forcing new architecture standards which would not be compatible with the existing structure. In this case, the proposed plans will blend with the surrounding Arbor Creek development, which is a cohesive commercial and residential neighborhood with similar design features. The building renovation as proposed also creates a consistent addition to the existing structure.

The below images show the current state of the building and the existing materials, which will be matched with this proposed application.



View from southern elevation, looking northwest



View of the western elevation, looking east

8. Signage:

The existing Bank Midwest signage is being removed and future sign applications will be submitted by the applicant. No signage is being requested or approved with this plan review application. Separate sign permits are required for all signage and signs must comply with all requirements of Section 18.50.190 of the UDO, which includes a limitation of one wall sign per elevation.

9. Staff Recommendation:

Staff recommends approval of the revised preliminary site development plan (PR20-0012) with the following stipulations:

1. An exception to architecture standards, per UDO Section 18.60.020.F, is approved as the existing building will be enlarged in a manner that matches the existing design and façade materials as shown on the elevations included in this packet.
2. A final site development plan must be approved prior to issuance of a building permit.
3. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.