



STAFF REPORT

Planning Commission Meeting: February 10, 2025

Application:	PR24-0024: A Revised Preliminary Site Development Plan for Business Garage Authority
Location:	15571 S. Mahaffie Street
Owner/Applicant:	Scott O'Neill, Business Garage Authority
Architect:	David Eskov, David Eskov Architecture
Staff Contact:	Andrea Morgan, AICP; Planner II

Site Area:	<u>3.35 ± acres</u>	Current Use:	<u>Flex Space</u>
Existing Zoning:	<u>M-2 (General Industrial)</u>	Proposed Use:	<u>Flex Space</u>
Proposed Building Area:	<u>32,250 sq.ft.</u>	Plat:	<u>Mahaffie Business Park IV</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for one (1) flex-space office warehouse building on 3.35 acres, located at 15571 S. Mahaffie Street. The proposed 32,250 square foot building will be the final building constructed in the Mahaffie Business Park.

2. History

The property was zoned to the M-2 (General Industrial) District on June 6th, 1989 (RZ-12-89). In 2007 a preliminary site development plan was approved for the Mahaffie Business Park (PR-07-038), which included ten (10) buildings totaling 58,945 square feet. Four (4) of those buildings, totaling 23,918 square feet have been constructed. In 2019, a revised preliminary site development plan (PR19-0017) was approved for three (3) flex-space buildings, totaling 56,600 square feet. Two (2) of those buildings have been constructed.

3. Existing Conditions

The site is developed with two (2) flex space buildings. The area to the south is undeveloped and gently slopes to the west.



View of subject property looking north.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The property is zoned to the M-2 District, and the future land use map of the PlanOlathe Comprehensive Plan designates the property as Industrial Area. The “Flex Space” use is permitted by right in the M-2 District. This use aligns with the existing uses on the surrounding properties.
- b. **Building Height** – The maximum building height in the M-2 District is 55 feet. The proposed building is a maximum of 27 feet at the tallest point, meeting UDO requirements.
- c. **Setbacks** – The M-2 District requires buildings and parking/paving areas to be setback at least 30 feet from right-of-way and 10 feet from the property lines. The site is meeting all required setbacks.
- d. **Open Space** – The previously approved preliminary site development plan provided 20% open space, and the proposed development maintains that 20%, which meets the minimum open space requirement of 15% in the M-2 District.

5. Development Standards

- a. **Access/Streets** – The site has two existing access points from S. Mahaffie Street that will be maintained. Additionally, a private existing Access Easement (A/E) will be vacated by separate instrument as shown on the plans and relocated to accommodate the new site layout.
- b. **Parking** – The minimum parking requirement for a flex space is 1 stall per 800 square feet for a total of 41 required parking spaces. A total of 49 parking spaces are provided including 47 standard parking stalls and two (2) accessible stalls meeting UDO requirements.
- c. **Landscaping/Screening** – Landscaping is provided in compliance with UDO requirements. The parking lot is screened from right-of-way to a height of three feet with a row of shrubs. Interior parking lots islands have a mix of shrubs, grasses, and deciduous trees. Foundation landscaping is being provided along the western primary façade. In addition, all landscaped areas will be irrigated per UDO requirements.
- d. **Stormwater/Detention** – One (1) existing stormwater detention area is located on the west side of the site and will serve the entire development. The project will meet all Title 17 requirements.
- e. **Public Utilities** – The site is located within the WaterOne and City of Olathe sewer service areas. Utilities are available to the site and no changes are proposed.

6. Site Design Standards

The property is subject to Site Design Category 6 based on Industrial Area designation of the PlanOlathe Comprehensive Plan. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 19 stalls, which complies with the maximum allowance of 320 stalls per pod.

7. Building Design Standards

The proposed building is subject to building design standards for Industrial Buildings (UDO 18.15.020.G.10). The proposed 32,250 square foot one-story building has one (1) primary façade (west) and three (3) secondary facades (north, east, and south). The following table lists the applicable building design standards and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a projection from the façade or a recessed area.</i></p> <p>There is no common building entrance so, tenant will have a primary entrance defined by a projection from a metal canopy.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet across the length of primary façades.</i></p> <p>The west elevation (primary façade) incorporates wall projections to achieve horizontal articulation, meeting UDO requirements.</p>
<i>Vertical Articulation</i>	<p><i>Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</i></p> <p>The west elevation (primary façade) incorporates three (3) tower elements, two (2) anchor the corners of the building and the middle tower element breaks up a peaked roof, meeting UDO requirements.</p>
<i>Garages and Overhead Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>The structure has 16 metal overhead doors on the north, south, and east façades and does not face S. Mahaffie Street.</p>

Proposed Building Materials

Primary facades are required to utilize a minimum of two (2) Class 1 and Class 2 materials on 75% of the façade, with a minimum of 15% glass on the first floor. Secondary facades must utilize a minimum of two (2) Class 1, Class 2, and Class 3 materials on 40% of the façade. All facades provide three (3) Class 1 materials, including glass, genuine stucco, and stone veneer, and one (1) Class 2 material, thin brick, exceeding UDO requirements. The building design and materials feature a neutral color palette with a red accent color consistent with the existing buildings in this development.

One (1) waiver is being requested from UDO requirements for building materials for glass as detailed in Section 8 below.

8. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for one (1) waiver request for building materials identified below. This justification statement is included within this packet.

1. UDO 18.15.020.G.10.b, which requires *that primary façades must utilize 15% clear glass on primary façades*. The western primary façade provides 9% clear glass.

The applicant is requesting a waiver to reduce the clear glass on the west façade due to the internal layout of the building with the majority of the space being garage/workspace. Staff is supportive of the request because the applicant is providing 9% of clear glass, where possible on the western primary façade. The applicant is also exceeding the Class 1 and 2 materials

percentages on all façades, including providing nearly 15% clear glass on the north and south secondary façades. The applicant also incorporates several horizontal and vertical articulation methods and a variation of high-quality materials on the primary façade that will be softened by the landscaping.

9. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO. A neighborhood meeting was held on January 17, 2025, at the Business Garage Authority. Nine (9) individuals attended the meeting. Topic discussed included the general design and use of the proposed building. Staff has not received any additional correspondence regarding this application.

10. Staff Recommendation

- A. Staff recommends approval of the preliminary site development plans for PR24-0024, Business Garage Authority, with the following stipulations:
 - 1. A waiver is granted from UDO 18.15.00.G.10.b allowing a minimum of 9% clear glass on the western primary façade.
 - 2. 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.