



STAFF REPORT

Planning Commission Meeting: **October 28, 2024**

Application	PR24-0018: Preliminary Site Development Plan for Pizza 51
Location	200 S. Kansas Avenue
Owner	City of Olathe
Applicant/Architect	Thomas Nolte, Nolte Associates, P.A.
Staff Contact	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>0.31 ± acres</u>	Current Use:	<u>Gas Station - Vacant</u>
Zoning:	<u>D (Downtown - Core)</u>	Proposed Use:	<u>Restaurant, Sit-Down</u>
Existing Building Area:	<u>1,715 square feet</u>	Plat:	<u>Olathe</u>
Proposed Building Area:	<u>3,405 square feet</u>		

1. Introduction

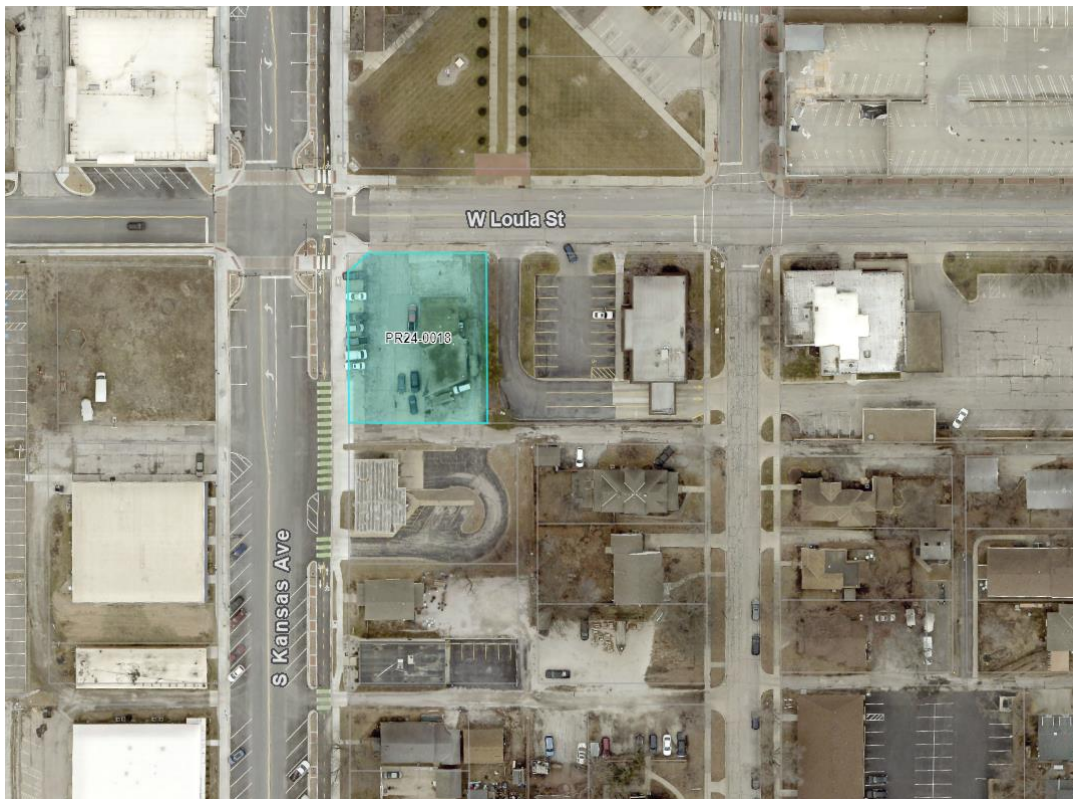
The applicant is requesting approval of a preliminary site development plan for Pizza 51 restaurant, located at 200 S. Kansas Avenue. The proposal consists of the renovation and expansion of the existing 1,715 square foot building, a previous 1950's-style Phillips 66 gas station, for the proposed restaurant use on an approximately 0.31-acre property. The restaurant will accommodate 78 indoor seats, and includes an 880 square foot outdoor patio space for an additional 50 seats for seasonal dining. The restaurant will operate Sunday through Thursday from 11:00 AM to 9:00 PM and Friday and Saturday from 11:00 AM to 10:00 PM. Construction is anticipated to begin in December of 2024, concluding in June of 2025. A revised preliminary site development plan is required for any major changes to an existing site development plan.

2. History

The property was platted in 1866 as part of the original Town of Olathe subdivision. The existing building was constructed in 1960 and was historically used as a gas station. Most recently, the property was the location of an auto service center. The property was rezoned from the C-2 (Community Center) District to the D (Downtown) District in 2023 (RZ23-0007).

3. Existing Conditions

The site is developed with an existing structure and parking lot, and is accessed from curb cuts along S. Kansas Avenue and W. Loula Street. There are no existing trees on the property.



Aerial View of Subject Property



View of the Property Looking East from S. Kansas Avenue

4. Zoning Requirements

- a. **Land Use** – The proposed *Restaurant, Sit-Down* use is allowed by right in the underlying D District. The Future Land Use Map of the PlanOlathe Comprehensive Plan identifies the property as Urban Center/Downtown for business, commercial and office uses, with which this use aligns.
- b. **Building Height** –The existing building is one story and 14-feet in height, with the proposed building addition matching the existing height of 14-feet in compliance with the Downtown District.
- c. **Setbacks** – The D District requires a minimum 5-foot front yard setback, and has no minimum side and rear yard setback requirements. The existing building is setback approximately 34 feet from the north, 14 feet from the east, 23 feet from the south and 58 feet from the west property lines. The building addition will change the eastern and southern setbacks to 3 feet-3 inches and 10 feet, respectively.

5. Development Requirements

- a. **Access/Streets** – Entrance to the site will be provided from W. Loula Street to the north, and the one-way parking lot will exit the property via the existing alley south of the site onto S. Kansas Avenue. Three carry-out parking stalls will also be accessible from W. Loula Street.
- b. **Parking** – Per UDO 18.20.210, off-street parking is not required in the D District, but must be located behind or to the side of the building. An existing parking area is located on the front (north) side of the building, which is considered an existing nonconforming condition which is permitted to remain.

The site accommodates 12 parking stalls (including three (3) carryout stalls and 1 (one) handicap stall), and all employees will park offsite. Public parking is available on S. Kansas Avenue and W. Loula Street. A public parking garage is located one block to the northeast, and a public parking lot is located one block to the northwest.

- c. **Landscaping** – The existing property is not landscaped and includes parking/paving areas extending to the property lines. Greenspace areas are being added to the north and west, allowing the property to more closely comply with UDO requirements. Ornamental trees and a mix of deciduous and evergreen shrubs will be added to a new 7-foot wide green space along S. Kansas Avenue. This green space widens to 15 feet at the corner of W. Loula Street and S. Kansas Avenue to achieve an attractive corner feature.
- d. **Public Utilities** – The property is located within the City of Olathe water and sewer service areas. No changes to utilities are required.
- e. **Stormwater/Detention** – The project is increasing pervious area on the existing property and no additional stormwater management is required.

6. Site Design Standards

The site is located within the Urban Center/ Downtown designation of the PlanOlathe Comprehensive Plan and is therefore subject to Site Design Category 3 of the UDO

(Section 18.15.115). The following is a summary of the applicable site design requirements:

- a. **Landscape Options** – The development must provide landscaping where building façades are not located within the minimum frontage area to enhance community image and support pedestrian activity. Green space areas are being added to the west property line. Additionally, the restaurant patio area complies with this requirement by providing a paved area with outdoor seating and landscape planters.
- b. **Parking Pod Size** – With only 12 parking stalls proposed, the proposal complies with the maximum parking pod size of 40 stalls.
- c. **Pedestrian Connections** – The development provides pedestrian connections to adjacent commercial properties via sidewalks along both street frontages.
- d. **Pedestrian Gateway** – A pedestrian gateway is proposed at the northern pedestrian entrance to the site from W. Loula Street. Stamped concrete is proposed to enhance this walkway and the front entrance to the building.

7. Building Design Standards

The proposed building is subject to Commercial or Retail Building design standards (UDO 18.15.020.G.7). The proposed 3,405 square foot one-story building has two primary façades (west and north) and two secondary façades (east and south).

Table 1 lists the building design standards applicable to Commercial or Retail Buildings (UDO 18.15.020.G.7) and the elements of the proposed building that meet current requirements.

Table 1: Building Design Standards	Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>Each building entry along primary facades must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>The main entrances on the north and west primary façades are defined by the existing canopy projections of the original structure, meeting UDO requirements.</p>
<i>Garages and Overhead Doors</i>	<p><i>Garages and overhead doors must not face a public street.</i></p> <p>The existing structure includes two garage doors facing S. Kansas Avenue which is an existing nonconforming condition. The proposed plan will add one additional west-facing garage door to match the existing structure.</p> <p>UDO 18.60.020.F allows exceptions to be granted by the Planning Official for existing structures to be expanded or enlarged in a manner that matches the existing building design and materials.</p>
<i>Façade Articulation</i>	<p><i>Horizontal articulation is required every 50 feet across the length of primary façades. Vertical articulation of at least two feet in height is also required every 50 feet across the</i></p>

	<p><i>length of primary façades.</i></p> <p>The new building addition to the south is setback from the existing angled garage bay wing wall by more than 5 feet, creating an offset in horizontal wall plan meeting UDO requirements. The height of the southern building addition is also 2 feet lower than the existing building height, creating a vertical offset meeting UDO requirements.</p> <p>The northern building addition creates a total façade length of less than 50 feet in width and is not subject to articulation requirements. However, this facade incorporates a 1-foot wall projection east of the main entrance, and a 2-foot tower projection to anchor the corner of the new addition.</p>
<i>Façade Expression</i>	<p><i>The minimum height for one-story buildings is 17 feet.</i></p> <p>The existing building is 14-feet tall at maximum, which is considered an existing nonconforming condition. The proposed building addition matches the existing building height.</p> <p>UDO 18.60.020.F allows exceptions to be granted by the Planning Official for existing structures to be expanded or enlarged in a manner that matches the existing building design and materials.</p>
<i>Building Materials - Primary Facades</i>	<p><i>Primary facades must use three materials from Class 1 or 2 on at least 80% of the façade, and a minimum of 25% glass.</i></p> <p>The western and northern primary façade additions are clad with entirely Class 1 materials (stucco, brick and glass) exceeding UDO requirements. The existing Class 4 CMU block is proposed to remain, and is considered an existing nonconforming material.</p>
<i>Building Materials - Secondary Facades</i>	<p><i>Secondary facades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</i></p> <p>The eastern and southern secondary facade additions are clad with entirely Class 1 materials (stucco, and brick). The existing Class 4 CMU block is proposed to remain, and is considered an existing nonconforming material.</p>
<i>Roofing Material</i>	<p><i>Class 1 or 2 roofing materials are required.</i></p> <p>A flat membrane roof is provided, meeting requirements of the UDO.</p>

The existing façade is clad primarily in Class 4 CMU block and Class 1 glass. The building edition is clad with entirely Class 1 brick, stucco and glass materials. The existing CMU will be painted black to blend with the proposed Espresso colored brick and gray colored stucco. Exterior sunscreen sails are proposed as shade canopies above the west-facing patio space. These sunscreens will be attached to the building and anchored with poles inside the enclosed patio space.

8. 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 October 7, 2024 with seven (7) residents in attendance. Questions were asked about the proposed site and building improvements, and the timing of the project. Neither staff nor the applicant has received correspondence following the neighborhood meeting regarding the project.

9. Staff Recommendation

Staff recommends approval of the preliminary site development plan (PR24-0018) with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
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.
3. The exterior sunshade awning color will be determined at the time of final site development plan and must be harmonious with the character of the surrounding area per UDO 18.15.020.A.
4. Exterior sunshades must be maintained in good condition with no visible signs of fading or wear.
5. Exterior lighting specifications will be determined at the time of final site development plan and must meet the requirements of UDO 18.30.135.