



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: August 26, 2019

Application:	<u>PR19-0014:</u> Revised Preliminary Site Development Plan for Center of Grace Church
Location:	520 S. Harrison Street
Owner/Applicant:	Sylvia Romero; Center of Grace Inc.
Engineer:	Brad Sonner; Olsson & Associates
Staff Contact:	Emily Carrillo, Senior Planner

Site Area: 6.68± acres **Proposed Use:** Church/Religious Assembly

Building Area: Existing = 46,992 sq. ft. **Plat:** Center of Grace Church (review pending)
Addition = 12,090 sq. ft.

Zoning: R-1

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Mixed Density Residential Neighborhood	Church/Religious Assembly	R-1	3	C
North	Mixed Density Residential Neighborhood	Single Family Residential	R-1	-	-
South	Mixed Density Residential Neighborhood	Multi-Family Residential	R-3	-	-
East	Mixed Density Residential Neighborhood	Single Family Residential	R-1	-	-
West	Mixed Density Residential Neighborhood	Multi-Family Residential	R-2	-	-

1. Proposal:

The following application is a revised preliminary site development plan for Center of Grace Church located at 520 S. Harrison Street, in Olathe's Original Town. The revised plan has been submitted for review of a 12,090 square foot expansion to the existing gymnasium. The addition is proposed to accommodate the Center's Boys and Girls Club Ministry. This application also includes smaller improvements to the existing 46,992 square foot church building, including a stairwell to the southeast end of the main building and an updated entrance.

The existing church facility was originally constructed in 1961. Zoning was established on the property in 1970, when conventional zoning districts were first established in the City, and the property was zoned R-1 (Ord. 346-C) and remains zoned R-1 today.

The Center of Grace was started in 1999 in conjunction with Grace United Methodist Church, with a vision for a community building that brings together the most vulnerable and those with a desire to make a difference.



(View of subject property looking east from S. Harrison Street -- Existing primary facade.)



(View of proposed building addition space from south parking lot.)



(View of proposed building addition space from north parking lot.)



(Aerial view of the subject property)

2. Neighborhood Meeting/Correspondence:

The applicant sent meeting notices to surrounding properties and held a neighborhood meeting for the proposed development on August 5, 2019. There were eight (8) members of the general public that attended the meeting. All questions and responses are included in the Planning Commission packet information. Staff has not received any correspondence from any citizens in regard to this application.

3. Zoning Requirements

- a. **Uses.** The proposed uses within the preliminary site development plan are consistent with the uses permitted in the R-1 (Residential Single-Family) District. The Church/Religious assembly is the primary use with associated ministries, instructional and recreational facilities. The church operates an existing Boys and Girls Club program and child-care center which is permitted as an accessory use in residential districts per *UDO 18.50.020*.

Programming for the Boys and Girls Club will relocate to the new building addition proposed in this application. Center of Grace has partnered with the Boys & Girls Club in recent years to host an Olathe unit of their before and after school program for students. They currently host 150 students ages 5-18 from 6:30-8:00 AM before school and 2:00-7:00 PM after school. When school is not in session (breaks, summer vacation, and some holidays) the club is open 6:30 AM-6:00 PM, Monday--Friday.

- b. **Setbacks.** The proposed building addition on the subject property will meet the required setbacks within the R-1 District. Required setbacks are as follows: Front yard: 30-foot minimum, Side yard: 7-foot minimum and Rear yard: 2-foot minimum.
- c. **Building Height.** The proposed height for the new building addition is 16 feet. The maximum height permitted for nonresidential uses within the R-1 zoning district is 75 feet.

4. Development Requirements

- a. **Access/Streets.** Access is exclusively provided from S. Harrison Street and all entrance drives for the development will remain unchanged. The existing rear parking drive aisle is being revised to accommodate the new building addition. The applicant provided turning templates demonstrating circulation within the site to accommodate larger vehicles and to comply with Olathe Fire Department requirements.
- b. **Parking.** The preliminary site development plan identifies a total of 167 parking stalls and 4 accessible spaces to serve the overall development including the sanctuary/fellowship hall, gymnasium and proposed addition. The minimum required parking spaces for the development is 118 spaces and 3 accessible spaces. Per *UDO 18.30.160* 1 parking space per 500 feet is required. The total square footage for the site, including the new addition is 59,082 square feet.
- c. **Lighting.** A preliminary photometric plan has been provided by the applicant, identifying proposed pedestrian pole lighting to accommodate the new building addition and sidewalk. A complete photometric plan shall be submitted with the final site development plan in compliance with *UDO 18.30.135*.
- d. **Landscaping.** The proposed preliminary landscape plan includes two (2) new landscape islands within existing parking areas. A third island will be included in the parking area north of the gymnasium and new addition within the final site development plan for the Future Phase Building Expansion area as stipulated.

All existing landscaping, and trees will remain on site. A mature, existing tree row currently lines the east end of the property, providing a buffer to the adjacent

residential neighborhood. Three (3) additional Norway Spruce trees will be added between the new addition and the easternmost lot line to provide an additional buffer to adjacent existing residential lots.

Additional landscaping is provided with the existing building and proposed addition in compliance with *UDO 18.30.130*. All exterior building and ground-mounted equipment is properly screened from public view with 3-sided landscaping consistent with *UDO 18.30.130.1.6*. Additional landscape screening will be added with a final site development plan for the Future Phase Building Expansion area, as stipulated for parking areas facing streets or residential properties per *UDO 18.30.130*.

- e. **Stormwater/Detention.** This new building addition will not exceed the 5,000 SF of increase to meet current Title 17 Stormwater requirements. However, the proposed Future Phase Building Expansion will exceed those requirements and shall be addressed at the time of submittal for a final site development plan for the Future Phase Building Expansion as stipulated.
- f. **Fire/Building Codes.** Fire lane markings and sign locations must be maintained within the site and identified when submitting for building permit. Additional markings will be added where parking is proposed to be removed to accommodate for new turning radius templates.

5. Site Design Standards:

The subject property is located in the Mixed-Density Residential Neighborhood future land use map designation; however, nonresidential uses in residential zoning districts are subject to requirements of **Site Design Category 3** per *UDO, Section 18.15.010*. The following is a summary of the site design elements proposed on site:

- a. **Open Space.** The preliminary development plan indicates areas that will be utilized for open space within 40% of the overall site to include common areas, landscaping along sidewalks, and other outdoor amenities including play areas, community garden and rec/soccer field.
- b. **Building Placement.** The building is not subject to the frontage area requirements for commercial and mixed-use buildings. The proposed parking pod areas do not exceed the 40-space maximum permitted within the site design category.
- c. **Connectivity.** Sidewalks, pedestrian crosswalks and cross property connections will all remain on site. New pedestrian walkways are being added to new building addition and the existing gymnasium to connect to both north and south parking lot areas.
- d. **Drainage Features.** The development will comply with requirements for open detention or drainage features.

6. Building Design Standards

The development is subject to **Building Design Category C (UDO 18.15.035)**. The following is an analysis of the composite design requirements for the proposed Center of Grace Church building addition and improvements.

<i>Design Standard</i>	<i>UDO Requirement (Category C)</i>
<i>Horizontal Articulation</i>	<p><i>One or more wall offsets or projections must be used every 50' of primary façade width.</i></p> <p>Wall projections and wall offsets are utilized on all primary facades.</p>
<i>Vertical Articulation</i>	<p><i>Variation in height or roof form must be used every 50' of primary façade width.</i></p> <p>The final site development plan will include a 2 foot vertical parapet to the entry feature for the building addition, in order to meet this vertical articulation as stipulated.</p>
<i>Focal Point Element</i>	<p><i>Towers, raised parapets or pitched roof elements are required on primary facades.</i></p> <p>A raised parapet will be added to the entry feature on the primary facade of the building addition in the final site development plan as stipulated.</p>
<i>Façade Expression Tools</i>	<p><i>A change in materials, expression line, awnings, arcade elements or an ornamental cornice are required on primary facades.</i></p> <p>The primary façade contains an expression line and a change in materials, including added architectural cornice panel across the top of the building.</p>
<i>Transparent Glass</i>	<p><i>Requirement for 30% glass on primary facades.</i></p> <p>The proposed new building addition will include 16%* transparent glass on the primary (west) façade.</p> <p>Minimal changes to the existing primary structure included in this application include modifications to the existing glass/glazing system on the primary (west) façade. The amount of transparent glass/glazing is not being altered.</p>
<i>Pedestrian Interest Tools</i>	<p><i>A minimum of 60% of the ground floor of the primary façade must incorporate a pedestrian interest tool.</i></p> <p>Transparent glass and brick face wainscot will be utilized to encourage pedestrian interest, along with entry elements including all brick projection, a canopy feature and a 2 foot vertical parapet as stipulated.</p>
<i>Entry Elements</i>	<p><i>One entry element must be provided for each primary ground floor use in the building.</i></p>

	In addition to a raised parapet as stipulated, a canopy feature, brick banding and projection to the building entry for the primary façade are currently provided.
<i>Transition Standard</i>	<p>All portions of the building located within 50 feet of R-1 or R-2 Districts may be no more than 35 feet or two stories in height.</p> <p>No portions of the proposed building are within 50 feet of the adjacent R-1 District; The Future Phase building addition may be within 50 feet but will not exceed 35 feet or two stories in height, as stipulated.</p>

- a. **Building Materials.** The proposed building elevations and material percentages are included for the proposed improvements and gymnasium building addition for Center of Grace Church.

Proposed Building Materials

Two separate sections are included within this proposal:

- 1) First, is a new addition to an existing metal gymnasium and attached classrooms located to the rear (east) of the primary structure. The new 12,090 square foot building addition is reviewed against primary façade standards for Building Design Category C. However, the primary façade of this structure is located directed behind the much larger, existing primary structure and will not be visible to the public, unless exiting the primary building to the east, with minimal visibility from both parking areas.

The materials proposed with the new building addition include new face brick, brick wainscot, glass and architectural metal panels. The glass and brick that are proposed to be used are classified as Category 1 materials, and the architectural metal panels are classified as a Category 2 material.

UDO Section 18.60.030.F does grant exceptions to buildings that do not conform to the required building design standards, allowing it to remain in a manner that matches the design and materials of the current building. The proposed design being considered for the new building addition is appropriate and incorporates similar materials that are complimentary to the existing gymnasium and classroom facilities. Additionally, this structure is not as visible due to its location on the site.

- 2) The second portion of this proposal includes façade improvements to the existing primary structure located on the site, fronting E. Harrison Street. The primary structure is 46,992 square feet and comprised of glass, brick, painted masonry, concrete pilasters, concrete veneer panels, metal wall panels and composite shingle roofing materials.

The existing primary structure will remain, and proposed improvements include building materials that will modify the entrance located on the primary façade. Facade improvements to the primary structure include glazing, an improved entry feature, and elevator stairwell addition located in rear (east) side of primary structure.

New Building Addition: Primary Façade	Category 1 (min. 80%)	Category 2 (max. 20%)
West Elevation	44%*	56%*
Secondary Façade	(min. 60%)	(max. 40%)
South Elevation	21%*	25%*
North Elevation	19%*	33%*
East Elevation	8%*	19%*
<i>(This table includes percent of building materials for the proposed new building addition only.)</i>		

Existing Building Improvements: Primary Façade	Category 1 (min. 80%)	Category 2 (max. 20%)
West Elevation	75%*	25%*
Secondary Façade	(min. 60%)	(max. 40%)
South Elevation	92%	8%
North Elevation	76%	24%
East Elevation	86%	14%
<i>(Existing building improvements only include proposed modifications to all existing transparent glass/glazing systems and the main entry on the primary façade.)</i>		

**UDO Section 18.60.030.F grants exceptions to buildings that do not conform to the required building design standards, allowing it to remain in a manner that matches the design and materials of the current building. The proposed design being considered for the new building addition is appropriate and incorporates similar materials that are complimentary to the existing gymnasium and classroom facilities. Additionally, this new structure has minimal visibility due to its location on the site, and therefore, staff supports this exception to the Category C Building Design Standards.*

7. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0014) with the following stipulations:
 - 1. A final site development plan shall be approved prior to issuance of a building permit.
 - 2. Vertical articulation shall be modified in the final site development plan to include a two-foot (2ft.) vertical parapet to the entry element located on the primary façade.

3. Curbing along the easternmost portion of the existing parking areas shall be included on a final site development plan for the Future Phase Building Expansion.
4. As proposed, the Future Phase Building Expansion will exceed stormwater requirements and shall be addressed at the time of submittal for a final site development plan for the Future Phase Building Expansion.
5. A third landscape island shall be added to the north parking pod, adjacent to the new building addition, and shall be included on a final site development plan for the Future Phase Building Expansion, per *UDO 18.30.130*.
6. Landscaping buffers will be added to screen parking from all adjacent streets and residential lots with a final site development plan for the Future Phase Building Expansion, per *UDO 18.30.130*.
7. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
8. Dead end water mains with fire hydrants are not permitted unless water supply calculations can be provided that demonstrate an adequate water supply provides the required fire flow or sprinkler demand, whichever is greater; otherwise, the water supply for hydrants is required to be looped to existing mains.
9. All new on-site wiring and cables shall be placed underground per *UDO 18.30.250*.
10. A photometric plan shall be submitted with the final site development plan per *UDO 18.30.135*.