



Planning Division

STAFF REPORT

Planning Commission Meeting: March 23, 2020

Application:	<u>PR20-0007:</u> Revised Preliminary Site Development Plan for Fire Station No. 8
Location:	North of W. 148 th Street and west of S. Lakeshore Drive
Owner:	City of Olathe
Applicant/Architect:	Ellen Foster, Finkle + Williams
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>12.17 ± acres</u>	Current Use:	<u>Vacant</u>
Zoning:	<u>RP-1 (Planned Single-Family Residential District)</u>	Plat:	<u>Unplatted</u>
Building Area:	<u>10,722 square feet</u>	Lots:	<u>1</u>

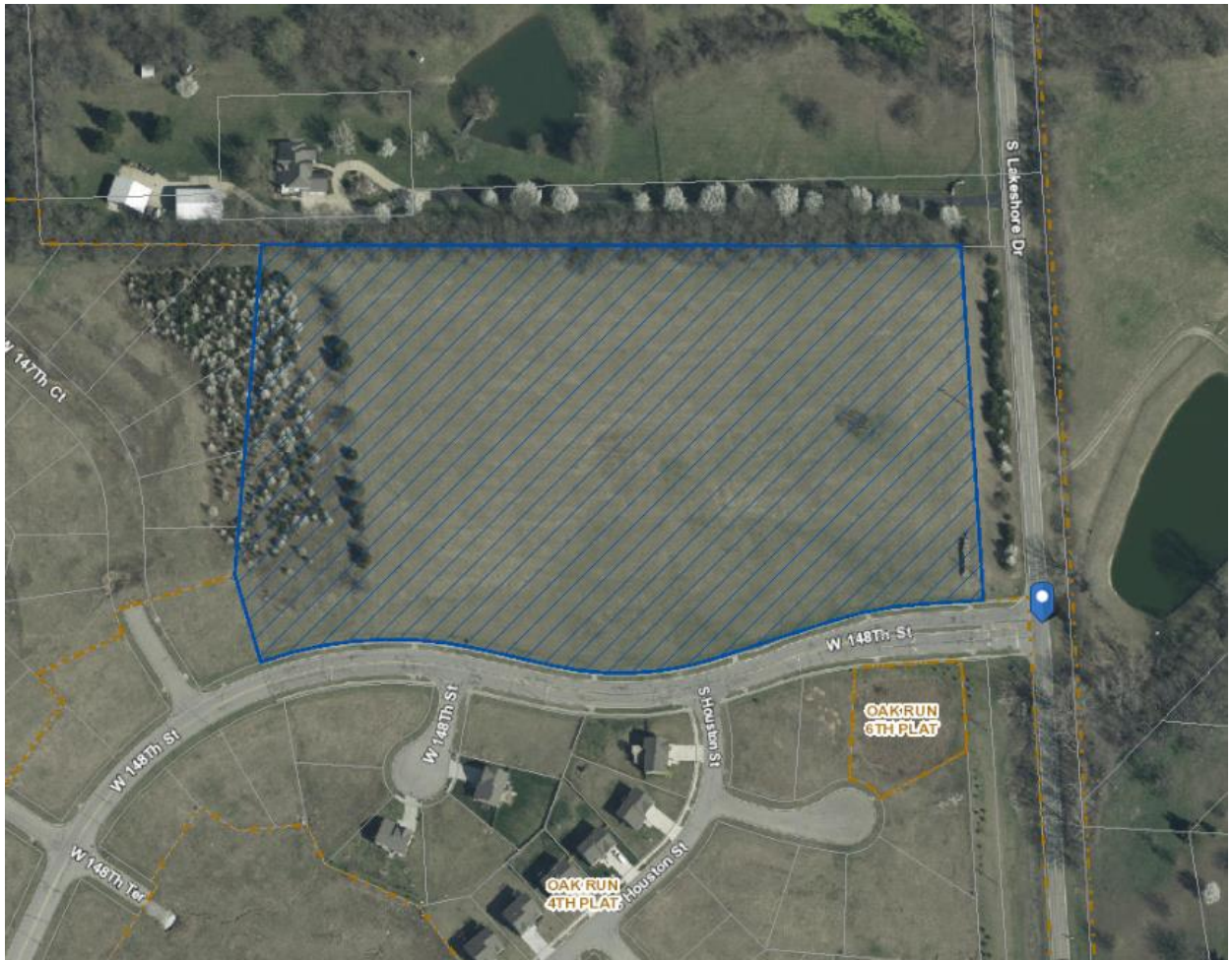
	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Vacant	RP-1	1	Nonresidential Building in Residential District
North	Conventional Neighborhood	Single Family Residential	County Rural	-	-
South	Conventional Neighborhood	Single Family Residential (Oak Run)	R-1	-	-
East	Secondary Greenway	Single Family Residential (Lakestone Estates)	R-1	-	-
West	Conventional Neighborhood	Single Family Residential (Oak Run)	R-1	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for Olathe Fire Station No. 8, to be located west of Lakeshore Drive and north of 148th Street. The entire property is owned by the City of Olathe. The northeast corner of the site will be occupied by the fire station, and associated drive aisles and parking. The remainder of the site is proposed as future parkland, to be reviewed by a separate application at a later date. New construction that is not subject to a previously approved site plan requires approval of a preliminary site development plan by the Planning Commission prior to development.

2. History:

Fire Station No. 8 is currently located north of Dennis Avenue and east of Lakeshore Drive. The proposed site is approximately one mile southwest of the current location and was annexed into the city in 2003. The site was rezoned to RP-1 (RZ08-0007) and was originally planned for a public elementary school, which had preliminary site development plan approval in 2008.



Site Aerial – outlined in navy



View from 148th Street, looking northwest

3. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on February 25, 2020 as required by the Unified Development Ordinance (UDO). Notices were mailed to owners of property within surrounding subdivisions, including Oak Run, Prairie Highlands, Reserve at Prairie Highlands, The Greens at Prairie Highlands, Lakestone Estates, and Wyckford Estates, extending notice to residents well beyond UDO requirements. Twenty-seven members of the general public attended the meeting and there was discussion regarding the scope and cost of the project, the timeline of the project, and the number of people that will staff the building. The applicant noted that the project will cost approximately \$7 million, and that construction should begin during the summer of 2020. The building should be operational by summer of 2021, with three to six full-time staff anticipated. Staff has not received any correspondence from the public regarding the project.

4. Zoning Requirements:

- a. **Land Use** – The site is zoned RP-1 (Planned Single-Family Residential District). Public Safety Services, including fire protection, are permitted uses within this zoning district.

- b. **Building Height** – Building heights within the R-1 district are limited to 35' for residential structures, and 75' for non-residential structures. The proposed building is 29'-7" tall at its highest point, meeting the requirements of the UDO.
- c. **Setbacks** – Table 1, below, lists the required setbacks for the R-1 District and the proposed setbacks for the development.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	30' from property line	72' front yard setback
<i>Side Yard</i>	7' from property line	36' side yard setback
<i>Rear Yard</i>	25' from the property line	500+' rear yard setback

5. Development Requirements:

- a. **Access/Streets** – The site is accessed via a driveway off of Lakeshore Drive. The driveway is proposed at the northeastern corner of the site, which is the highest point of the site and provides the greatest visibility for vehicles.
- b. **Parking** – Per UDO requirements, public safety services require parking at a rate of one space per 800 square feet of gross building area. Fourteen parking spaces are required and provided, complying with UDO requirements.
- c. **Landscaping** – The applicant provided a preliminary landscape plan exceeding the requirements of the UDO. Ornamental and shade trees are proposed to line the interior circular driveway. Foundation plantings are provided on the south side of the building, in areas where sidewalks do not abut the building. Natural landscape elements are located throughout the site, in the form of natural limestone paths and retaining walls, and a native meadow/prairie garden. The site is irrigated through a combination of drip and spray irrigation.

Tree protection is planned for the northern property line to screen from adjacent residential property. Tree protection is also planned for the southeastern corner of the site where existing trees along Lakeshore Drive to not impede the site distance of emergency vehicles. The existing vegetation also provides screening to the stormwater detention basin located at the corner of the site.

Future vegetable garden space is planned for the west side of the fire station, to be used and maintained by the fire department.

- d. **Public Utilities** – The property is in the City of Olathe sewer and water service areas.

- e. **Stormwater/Detention** – Stormwater detention is proposed at the southeast corner of the site, and will meet Title 17 Stormwater Management requirements of the Olathe Municipal Code.

6. Site Design Standards:

The site is located within the Conventional Neighborhood designation of the Plan Olathe Comprehensive Plan. The proposed development is subject to **Site Design Category 1** (UDO 18.15.105).

7. Building Design Standards:

The building is subject to building design standards for **Nonresidential Buildings in Residential Zoning Districts** (UDO 18.15.020.G.6). Table 2, below, lists the requirements of the UDO, and the elements of the proposed design which meet or exceed these requirements.

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 visitor entry, located on the eastern façade, and the main firefighter entry, located on the western façade, are defined by a gabled roof projections supported by columns.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></p> <p>Variations in height and pitch of the cross-gable roof occur across all facades, adding visual interest and a residential style to the building and meeting the requirements of the UDO.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></p> <p>The primary façades exceed UDO requirements by providing building offsets and undulations across the frontages. The eastern and western entrance projections extend approximately 10' from the building, and the overhead garage doors are setback from the eastern building entrance. All building elevations show articulation created where changes in material occur.</p>
<i>Glass</i>	<p><i>Minimum requirement of 20% clear glass on primary facades.</i></p> <p>The primary façades have 20% clear glass, meeting the requirements of the UDO.</p>

<i>Building Materials - Primary Facades</i>	Primary facades require a minimum of 75% Class 1 & Class 2 Materials. The primary façades exceed this minimum requirement. See Table 3, below, for the building materials table.
<i>Building Materials - Secondary Facades</i>	Secondary facades require a minimum 50% Class 1 and Class 2 Materials. The secondary façades exceed this minimum requirement. See Table 3, below, for the building materials table.

Proposed Building Materials

The building is proposed to be constructed of fiber cement lap siding in gray, and stacked limestone veneer in natural buff tones. Cast stone accents are used in horizontal bands across the facades. Dark aluminum storefront systems with clear glass, and a charcoal colored standing seam metal roof are used throughout. The building is designed to fit within the residential scale and style of the surrounding single-family residential neighborhoods, as well as the site topography. The western façade is one-story tall, while the eastern façade is two-stories tall, following the slope of the hillside.

Table 3, below, lists the percentages of Class 1 and Class 2 materials used on each façade.

Table 3. Building Materials	Natural Limestone Veneer (Class 1)	Clear Glass (Class 1)	Fiber Cement (Class 2)	Total Class 1/ Class 2
Secondary Façade - North	46%	7%	47%	53% / 47%
Primary Façade - East	29%	41%	30%	70% / 30%
Secondary Façade - South	55%	16%	29%	71% / 29%
Primary Façade - West	38%	20%	42%	58% / 42%

8. Staff Recommendation:

Staff recommends approval of the revised preliminary site development plan (PR20-0007) with the following stipulations:

1. A final plat must be approved prior to issuance of a building permit.
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.