



Planning Division

STAFF REPORT

Planning Commission Meeting: March 23, 2020

Application:	<u>PR20-0005:</u> Preliminary Site Development Plan for Grace Church
Location:	Southwest corner of the intersection of W. 167 th Street and Britton Street
Owner:	Brian Gann; Grace Church of Overland Park
Applicant:	Brian C. Rathsam, Mantel Teter Architects, P.C.
Engineer:	Matt Schlicht, Engineering Solutions
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>15.67 ± acres</u>	Proposed Use:	<u>Religious Institution</u>
Zoning:	<u>R-1 (Residential Single-Family)</u>	Plat:	<u>Unplatted</u>
Building Area:	Phase 1: <u>23,655 sq.ft.</u> Phase 2: <u>23,720 sq.ft.</u> Total: <u>47,376 sq.ft.</u>	Lots:	<u>1</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Mixed Density Residential Neighborhood	Vacant	R-1	1	Nonresidential Building in Residential District
North	Conventional Neighborhood	Elementary School	RP-1	-	-
South	Mixed Density Residential Neighborhood	Vacant	R-1	-	-
East	Mixed Density Residential Neighborhood	Future Day-Care Facility	C-2/RP-3	-	-
West	Conventional Neighborhood	Vacant	R-1	-	-

1. Proposal:

The applicant is requesting approval of a preliminary site development plan for Grace Church, located south of 167th Street, west of Britton Street. Grace Church anticipates a congregation of approximately 400 people, and plans to construct the building in two phases. The first phase of the project consists of 23,655 sq.ft. and the construction of the sanctuary, lobby, meeting and classroom space. The second phase of the project will consist of a 23,720 sq.ft. expansion to the east and the west of the currently proposed structure. The expansion will accommodate another 400 seats in the sanctuary. The church does not operate a preschool, school, or daycare facility.

2. Existing Conditions:

The existing site is vacant. Britton Street, bordering the site on the east, has been partially constructed, along with sidewalks and street lights on a portion of the site boundary. The site was annexed in 2005 and was originally planned for single family residential units.



Site Aerial – outlined in navy



View from Britton Street, looking southwest

3. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on March 2, 2020 as required by the Unified Development Ordinance (UDO). No members of the public attended the meeting, and the applicant and city have not received additional correspondence regarding the project.

4. Zoning Requirements:

- a. **Land Use** – The site is zoned R-1 (Residential Single-Family). Religious Institutions are a permitted use with the R-1 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 33' 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
Front Yard	30' from property line	263' front yard setback
Side Yard	7' from property line	375' side yard setback
Rear Yard	25' from the property line	188' rear yard setback

5. Development Requirements:

- a. **Access/Streets** – The site is accessed via driveways located off of 167th Street to the north, and Britton Street to the east.
- b. **Parking** – Per UDO requirements, parking is required at a minimum rate of one space per four seats, with no parking maximum. There are 406 seats proposed in the church. The applicant is proposing to construct 256 parking spaces in Phase 1 of the project, and another 210 parking spaces in Phase 2 of the project in order to accommodate the transition of vehicles between services, when there is an overlap of congregation members during fellowship times. Staff is supportive the proposed parking as shown.
- c. **Landscaping** – The applicant provided a preliminary landscape plan exceeding the requirements of the UDO. Foundation plantings are provided on the north and south facades, in areas that front upon the parking lot, as required by the UDO. Parking lot screening from the right-of-way is provided on the north and east sides of the development, including a continuous row of deciduous and evergreen shrubs. Parking lot trees are provided within landscape islands.

Non-residential buffers are provided along 167th Street and Britton Road, where a street separates a non-residential use from a property designated on the Comprehensive Plan for non-residential use. Future landscaping is shown on the west side of the property, where the future Lindenwood Drive will be constructed, and will be planted after the road work is completed. The existing natural tree line will remain until construction takes place.

A Type 1 Buffer is provided on the southern property line to separate the non-residential church use from areas designated as residential on the Comprehensive Plan.

- d. **Public Utilities** – The property is in the WaterOne and Johnson County Wastewater service areas.
- e. **Stormwater/Detention** – A stormwater detention basin will be provided at the southwest corner of the site and designated within a BMP easement area.

6. Site Design Standards:

The site is zoned R-1, which corresponds with the Conventional Neighborhood site design standards of the UDO. The proposed development is subject to **Site Design Category 1** (UDO 18.15.105). Table 1 below provides an analysis of the site design requirements.

- a. **Pedestrian Connection** – Development in Site Design Category 1 must provide pedestrian connections from the building to the public sidewalk. The applicant is providing a 5’ sidewalk connection from the main entry to the proposed sidewalk along 167th Street.

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). This building has three primary facades – the north, east and west facades, as these sides currently face, or will face, a street. Table 2, below, lists the requirements of the UDO, and the elements of the proposed design which meet these requirements, or from which the applicant has requested a waiver.

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, located on the north side of the building, features a freestanding pavilion with an angled roof and stone base, meeting the requirements of the UDO.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></p> <p>The roofline varies in height from 2’ to 15’ across the facades, incorporating both angled and flat roofs throughout. Variations are incorporated less than every 50’, 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>Each primary façade provides building undulations and projections meeting the requirements of the UDO. The facades incorporate vertical architectural metal panels that are inset 4” into the façade, providing visual interest and articulation.</p>
<i>Glass</i>	<p><i>Minimum requirement of 20% clear glass on primary facades.</i></p> <p>The northern and eastern facades meet the glass requirements of the UDO. The applicant requested a waiver from the glass requirement on the western façade, which has 13.4% glass.</p>

<i>Building Materials - Primary Facades</i>	<p>Primary facades require a minimum of 75% Class 1 & Class 2 Materials.</p> <p>The northern façade meets the Class 1 and Class 2 materials requirements of the UDO. The applicant requested a waiver from this requirement on the eastern and western facades, which have 59.7% and 67% Class 1 and Class 2 materials, respectively.</p>
<i>Building Materials - Secondary Facades</i>	<p>Secondary facades require a minimum 50% Class 1 and Class 2 Materials.</p> <p>The western facade exceeds this minimum requirement. See Table 3, below, for the building materials table.</p>

Proposed Building Materials

The building is proposed to be constructed of brick veneer, EIFS and architectural metal panels, in a combination of neutral tones, including gray, white and brown. The primary roof is proposed to be a flat roof, while standing seam metal is proposed over the entry pavilion located on the northern façade. The entry pavilion has two exposed downspouts, which are administratively approved per Section 18.50.020.E of the UDO, as they are coordinated with the vertical columns of the pavilion.

Tables 3 and 4, below, list the percentages of Class 1 and Class 2 materials used on each façade. A Class 3 material is used in the form of EIFS, ranging from 24% to 40% of each façade area.

Table 3. Building Materials Primary Facades	Class 1 & Class 2 Materials (Min. UDO Requirement 75%)	Clear Glass (Min. UDO Requirement 20%)
North Elevation	75.2%	38.8%
East Elevation	59.7%*	28.4%
West Elevation	67.0%*	13.4%*

*Notes waiver requested

Table 4.	Class 1 & Class 2 Materials
Building Materials	(Min. UDO Requirement 50%)
Secondary Facades	
South Elevation	66.0%

8. Waiver Requests & Staff Recommendation of Requests

- a. The applicant is requesting a waiver from *UDO 18.15.020.G.6 Nonresidential Buildings in Residential Zoning Districts* pertaining to the minimum 75% Class 1 and Class 2 materials requirement for primary facades. The submitted elevations do not meet the minimum requirements as 59.7% Class 1 and Class 2 materials are proposed on the primary east façade, and 67% Class 1 and Class 2 materials are proposed on the primary west facade. This is a reduction of 15.3% and 8% Class 1 and Class 2 materials from the east and west facades, respectively.

Per *UDO 18.40.240*, waivers can be granted by the Planning Commission if certain criteria are met. The applicant indicated within the attached waiver request letter that a higher percentage of EIFS is provided on the east and west facades where future expansions of the building are planned. The applicant indicated that EIFS is a durable material that is resistant to fading and cracking, and mimics the look of stucco.

Staff supports the waiver request as presented due to the increased use of high-quality design criteria including building articulation, multiple focal points and material changes provided within the proposed elevations. The waiver is not expected to negatively impact the public or nearby property owners.

- b. The applicant is requesting a waiver from *UDO 18.15.020.G.6 Nonresidential Buildings in Residential Zoning Districts* pertaining to the minimum percentage of 20% clear glass on primary facades. The west elevation provides 13.4% clear glass, a reduction of 6.6%. The applicant notes that the western façade is primarily education space, student worship space and storage. The applicant is currently providing glass in storage areas, which is not desirable, in order to come closer to meeting UDO requirements.

Staff is supportive of the waiver request as the northern and eastern elevations are exceeding the minimum glass requirement, and because the western elevation is more than 500' from the western property line. Due to the large size of the church building, and the added height created by the church sanctuary space that is set back from the foreground, it is challenging to meet this glass requirement. The waiver is not expected to negatively impact the public or nearby property owners.

9. Staff Recommendation:

Staff recommends approval of the preliminary site development plan (PR20-0005) with the following stipulations:

1. A waiver is granted from *UDO 18.15.020.G.6* to permit 59.7% Class 1 and Class 2 building materials on the east façade, and 67% Class and Class 2 building materials on the west façade, as shown on the attached architectural elevations.
2. A waiver shall be granted from *UDO 18.15.020.G.6* to permit 13.4% clear glass on the primary west elevation, as shown on the attached architectural elevations.
3. A final plat must be approved prior to issuance of a building permit.
4. A final site development plan must be approved prior to issuance of a building permit.
5. 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.
6. Agreements for the road improvements to Lindenwood Drive and Britton Street must be signed prior to release of the building permit. If no such agreement can be provided or is in place, Britton shall be constructed adjacent to the easterly limits of the development, prior to release of building permits, per City requirements.
7. Per UDO Section 18.30.130, all land area subject to a final site development plan and issued a building permit, which is not paved or covered by buildings, must be brought to finished grade and planted with turf, native grasses, or other appropriate ground covers.
8. A final stormwater management report is required at the time of building permit review.