

## STAFF REPORT

**Planning Commission Meeting: August 26, 2019**

<b>Application:</b>	<b><u>PR19-0015:</u> Preliminary Site Development Plan for Mahaffie Self Storage</b>
<b>Location:</b>	West side of Mahaffie Street, north of 153 <sup>rd</sup> Court
<b>Owner:</b>	Michael Napovanice; RHN Investments, LLC
<b>Applicant:</b>	Thomas P. Nolte; Nolte & Associates P.A.
<b>Staff Contact:</b>	Shelby Ferguson, Planning Consultant

<b>Site Area:</b>	<u>3.93± acres</u>	<b>Proposed Use:</b>	<u>Self-Storage</u>
<b>Building Area:</b>	<u>73,508 square feet</u>	<b>Plat:</b>	<u>Hall and Roberts Business Park</u>
<b>Zoning:</b>	<u>M-2</u>		

	<b>Plan Olathe Land Use Category</b>	<b>Current Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Mixed Density Residential Neighborhood</b>	<b>Vacant</b>	<b>M-2</b>	<b>6</b>	<b>F</b>
<b>North</b>	Community Commercial Center	Daycare/School	CP-2	-	-
<b>South</b>	Mixed Density Residential Neighborhood	Self-Storage	CP-3	-	-
<b>East</b>	Mixed Density Residential Neighborhood	Vacant	M-2	-	-
<b>West</b>	Industrial Area	Warehouse	M-2	-	-

**1. Proposal:**

The applicant is requesting approval of a preliminary site development for Mahaffie Self-Storage located along S. Mahaffie Street between 151<sup>st</sup> Terrace and 153<sup>rd</sup> Court. The proposed plan includes six (6) self-storage buildings with a total building area of 73,508 square feet. The storage buildings consist of five (5) single-story buildings and one 3-story building.

Self-storage facilities are classified as “Mini-Warehouse”, per *Unified Development Ordinance (UDO)* Section 18.20.500. Mini-Warehouse facilities are a use allowed by right in the M-2 (General Industrial) industrial district. A preliminary site development plan has not been approved for the subject property.

**2. History:**

The subject property was annexed into the City in September 1986. The property was rezoned from County A to M-2 (Industrial) in 1986 and there was no preliminary development plan approved with the zoning. In June 2015 the property was platted as part of the Hall and Roberts Business Park (FP15-0013).

**3. Site Photos:**



*View of subject property looking west from Mahaffie Street*



*Aerial view of the subject property*

**4. Neighborhood Meeting/Correspondence:**

The applicant held a neighborhood meeting on July 25, 2019 as required by Unified Development Ordinance (UDO). Two (2) members of the general public attended the meeting and there was discussion regarding the proposed use and preliminary development plans. In addition, the applicant shared comments received from an adjacent property. According to the applicant, those who attended the meeting and the adjacent property owner had no concerns or objections to the proposed development.

**5. Zoning Requirements:**

- a. **Uses** – The proposed use for self-storage units are permitted in the M-2 (General Industrial) District.
- b. **Building Height** – The maximum height allowed for buildings in the M-2 district is 3 stories or 40 feet. The height of the proposed single-story buildings is 16 feet and 0 inches. The single-story building located along the west property line is 12 feet and 0 inches. Within the center of the site the proposed three-story building height is 35

feet and 0 inches. Therefore, the building height is compliant with the M-2 District requirements.

- c. **Setbacks** – The minimum setbacks that are required for developments in the M-2 District are as follows: Front Yard (minimum) – 30 feet from street right-of-way; Side and Rear Yards – 10 feet from property lines. Parking and paving areas within developments in the M-2 District shall be setback a minimum of 30 feet from street right-of-way and 10 feet from property lines. The proposed setbacks along the east property line (S. Mahaffie Street) is 41 feet and 0 inches. The setbacks along the north and south property lines are 15 feet. The proposed setback along the west property line is 52 feet and includes existing powerlines. The proposed setbacks are compliant with the M-2 District requirements
- d. **Open Space** – The M-2 District requires a minimum 15% open space to be provided. The proposal for the subject property provides a total of 27.5% open space, which complies with the open space requirements for M-2 districts.

## 6. Site Design Standards:

The subject property is subject to **Site Design Category 6** (*UDO 18.15.130*). The following is a summary of the composite site requirements.

- a. **Parking Pod Size** – Parking for developments in Site Design Category 6 must be separated into pods no greater than 320 stalls. The largest parking pod that will be provided on site is 7 stalls.
- b. **Stormwater/Detention** – The development will comply with requirements for open detention or drainage features. The proposed development is accommodated as part of an existing regional dry-bottom detention basin located on Tract A of Sutherland Business Park to the east of Mahaffie Street.
- c. **Buffer Area Adjacent to Other Uses** – Landscaped buffer areas adjacent to arterial streets or non-industrial uses are required for developments in Site Design Category 6. The proposed site includes perimeter landscaping on all property lines. The proposed landscape plan meets buffer requirements as discussed in further detail later in the report.

## 7. Building Design Standards:

<b><i>Building Design Standard</i></b>	<b><i>UDO Requirement (Category F)</i></b> Proposed Design
<i>Façade Expression</i>	<b><i>A projection or molding at least 4 inches deep and 1 foot wide. Must occur a minimum of every 100 feet.</i></b>  The proposed buildings include wall projections on the east and west facades of the single-story building along the east property line facing Mahaffie Street. The three (3)-story building includes wall projections on the north, south and east facades.

	<p><b><i>A variation in building or parapet height of at least 2 feet (or 4 feet for buildings greater than two stories in height). Must occur a minimum of every 100 feet.</i></b></p> <p>The proposed buildings include variation in parapet height on the east and facade of the single-story building along the east property line facing Mahaffie Street. The three (3)-story building includes variation in parapet height on the north, south facades and the east façade includes variation in roof height.</p>
<i>Transition Standard</i>	<p><b><i>A building or portion of building located within 200 feet of district R-1 or R-2 may be no more than 35 feet or two stories in height.</i></b></p> <p>The proposed development is not subject to this standard as the adjacent properties are not zoned R-1 or R-2.</p>

**Proposed Building Materials** – The proposed building elevations and material percentages are included for the proposed site development plan for Mahaffie Business Garage Authority.

The materials proposed with the building elevations include stone, glass, stucco and architectural metal panels. The glass and stone that are proposed are classified as Category 1 materials. The stucco finished panels, ribbed metal and wood grain panels are classified as Category 2 materials. The metal overhead doors are classified as Category 3 materials.

The first floor and a portion of the second floor of the three (3)-story building located in the center of the site will be screened by the surrounding one (1)-story buildings located along the perimeter of the property. The applicant has proposed additional category one materials (glass) and vertical articulation to the secondary north and south facades in anticipation of public view from S. Mahaffie Street and 151<sup>st</sup> Street.

The secondary facades of the single-story buildings include metal paneling. Staff has included a stipulation to clarify all secondary facades will consist of architectural metal.

#### **East Property Line (North) Single-Story Building**

<b>Primary Façade</b>	<b>Category 1 Materials (min. 20%)</b>	<b>Category 2 Materials (min. 60%)</b>	<b>Category 3 Materials (max. 20%)</b>
East Elevation	<b>25%</b>	<b>60%</b>	<b>15%</b>
South Elevation	<b>38%</b>	<b>60%</b>	<b>2%</b>

<b>Secondary Façade</b>	<b>Category 1 and 2 Materials (min. 20%)</b>	<b>Category 3 Materials (max. 80%)</b>
North Elevation	<b>64%</b>	<b>36%</b>

### East Property Line (South) Single-Story Building

Primary Façade	Category 1 (min. 20%)	Category 2 (min. 60%)	Category 3 (max. 20%)
East Elevation	20%	60%	20%
North Elevation	56%	44%	0%

Secondary Façade	Category 1 and 2 (min. 20%)	Category 3 (max. 80%)
South Elevation	64%	36%

### Center of Site - Three-Story Building

Primary Façade	Category 1 (min. 20%)	Category 2 (min. 60%)	Category 3 (max. 20%)
East Elevation	24%	60%	16%

Secondary Façade	Category 1 and 2 (min. 20%)	Category 3 (max. 80%)
North Elevation	100%	0%
South Elevation	100%	0%
West Elevation	100%	0%

### 8. Building Mechanical Equipment:

The applicant has indicated the proposed development will include rooftop mechanical equipment and will be screened by the proposed parapets or other architectural treatments. A note will need to be included on the final site development plan and elevations.

### 9. Parking:

Parking for a mini-storage warehouse requires 3 parking stalls per UDO 18.30.160. The proposed site includes a total of 7 parking stalls including one (1) handicap-accessible stall. The parking area is located at the entrance to the site along the east property line (Mahaffie Street). The proposed parking areas are located behind the north and south single-story stockades and therefore not visible to the public. Parking lot lighting is not

required per UDO requirements. A photometric plan shall be submitted detailing building lighting at the time of the final site development plan.

**10. Landscaping:**

The preliminary landscape plan shows perimeter landscaping along the north, south, west and east property lines. The north and south property lines require a Type 2 buffer of 15 feet and the west property line a Type 1 buffer is required. The applicant is providing a significant amount of landscaping along the north and south property lines. The required street trees and landscaping along S. Mahaffie Street is provided along the east property line. Foundation landscaping is meeting the required 25% coverage along the east property line buildings.

**11. Streets/ Access:**

The subject property is located on the west side of S. Mahaffie Street and the proposed development will have one point of access in the middle of the site. No traffic improvements are required for Mahaffie Street.

**12. Staff Recommendation:**

Staff recommends approval of the revised preliminary site development plan (PR19-0001) with the following stipulations:

- a. A final site development plan shall be approved prior to issuance of a building permit.
- b. Metal paneling utilized on all secondary facades shall consist of architectural metal.
- c. Downspouts located on the north and south elevations of the three-story building shall be enclosed.
- d. All landscaping along east property line shall be located outside of the overhead powerline easement.
- e. A photometric plan and detailed cut sheets of all pole and building lighting shall be submitted with the final site development plan per UDO Section 18.30.135.
- f. A note shall be included on the final site plan and elevations "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."
- g. Sign permits are required for all wall and monument signs in accordance with UDO Section 18.50.190.