



STAFF REPORT

Planning Commission Meeting: September 23, 2024

Application	PR24-0009: Revised Preliminary Site Development Plan for 119th & Ridgeview Retail
Location	Southeast of W. 119 th Street and N. Ridgeview Road
Owner	Brock Walpert, R.H. Johnson Company
Applicant	Henry Klover, Klover Architects, Inc.
Engineer	Nick Hanaway, Renaissance Infrastructure Consulting
Staff Contact	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>3.75 ± acres</u>	Current Use:	<u>Undeveloped</u>
Zoning:	<u>C-2 (Community Center) District</u>	Proposed Use:	<u>Restaurant, Sit-Down & Retail Sales, Generally</u>
Proposed Building Area:	<u>22,730 square feet</u>	Plat:	<u>Ridgeview – 119 Final Plat</u>

1. Introduction

The applicant is requesting approval of a revised preliminary site development plan for the 119th & Ridgeview Retail development on 3.75 acres located southeast of W. 119th Street and N. Ridgeview Road. The proposal includes a total of 22,730 sq. ft. of commercial building area, with one (1) 15,680 sq. ft. inline retail building with an outdoor patio and one (1) 7,050 sq. ft. pad site building. The first phase will include an inline retail multi-tenant building for a prospective restaurant tenant. As for the pad site, the developer will submit a revised preliminary development plan application with architectural plans for review once an end user is identified.

Planning Commission review of the revised preliminary development plan application is required by the Unified Development Ordinance (UDO) as the proposal changes the approved development plan from the one (1) 40,900 sq. ft. inline retail multi-tenant building to the two (2) proposed buildings.

2. History

The subject property was annexed in 1969 (Ord. 262-C) and retained residential zoning into the early 1980s (RZ79-0032 & RZ83-0008). Most recently, the north and south halves of the subject site were rezoned to the C-2 District in 1987 (RZ87-0013) and 1991 (RZ91-0008) respectively.

The overall Ridgeview – 119 shopping center received preliminary plat and development plan approval in 2003 (PP03-0045) for a grocery store (HyVee), an inline retail building, and six (6) pad sites. The final plat (FP03-0046) for the overall development was recorded in 2005 with a lot split (LS06-0015) approved in 2006. Since then, HyVee and five (5) pad sites have developed. The inline retail building received final development plan approval in 2008 (PR08-0021) but was never constructed and the subject site remains undeveloped today. The sixth and final pad site is located south of the subject site and also remains undeveloped.



Aerial map with subject site outlined in yellow and the Ridgeview – 119 Shopping Center in red.



View of subject site looking southwest.

3. Existing Conditions

This site is bound by Lennox Street to the east, HyVee to the west, a private street for the shopping center to the north, and undeveloped commercial property to the south. The site gently slopes from the highest point in the south to the lowest point in the north. Two (2) existing trees are located along Lennox Street, both of which will be preserved with this development.

4. Zoning Standards

- a. **Land Use** – The proposed inline retail and future pad site buildings are intended to be used by a restaurant and general retail uses that are permitted by right in the C-2 District per UDO 18.20.500. These land uses are compatible with this area’s designation as a Community Commercial Center on the PlanOlathe Future Land Use Map.
- b. **Building Height** – The one-story inline retail building is 26 feet tall at its highest, which complies with the maximum height of two-stories and 35 feet per the C-2 District.
- c. **Setbacks** – Buildings in the C-2 District are subject to a front yard setback of 15 feet minimum and 150 feet maximum, and a minimum side and rear yard setback of 7.5 feet. The proposed buildings and associated parking lot meet the required building and parking/paving setbacks for the C-2 District.
- d. **Open Space** – The development provides 28% open space, including a 2,010 square foot outdoor patio for a prospective restaurant. This complies with the minimum of 20% open space required by the C-2 District.

5. Development Standards

- a. **Access/Streets** – The recorded Ridgeview – 119 final plat limits access onto public streets and the one (1) proposed access drive onto Lennox Street complies with these limits. Two (2) access drives onto the private street to the north are proposed and an additional point of shared access with HyVee to the west is proposed. Cross access is shared throughout the overall development as noted on the recorded final plat.
- b. **Parking** – Minimum parking requirements are calculated using the Parking Schedule outlined in UDO 18.30.160, which requires one (1) stall per 250 sq. ft. of building area for general commercial uses and one (1) stall per three (3) seats for restaurants. Additionally, the C-2 District limits parking to a maximum of 150% the minimum required parking. This development provides 161 stalls, including 6 accessible stalls, complying with the minimum of 119 parking stalls and the maximum of 179 stalls. The developer will defer the installation of 11 of the 161 total stalls until the future pad site develops, as permitted by Code.
- c. **Landscaping/Screening** – Landscaping is provided in accordance with UDO requirements. The development will preserve two (2) existing trees along Lennox Street and install additional street trees and nonresidential landscaping as needed for compliance. Parking lots are screened using perimeter trees and a continuous row of shrubs, and landscaped parking lot islands are provided as required. All ground- and wall-mounted utilities will be adequately screened by the proposed landscaping, as well as the trash enclosure located southeast of the building. All roof-mounted utilities will be screened by the proposed parapet wall.
- d. **Stormwater/Detention** – This property will connect to the existing stormwater infrastructure approved and installed with the development of HyVee. No additional stormwater improvements are required with this project as the original stormwater plan accounted for the full build-out of this site.

- e. **Public Utilities** – The site is within the City of Olathe water and the Johnson County Wastewater service areas. Utilities are available to the site and no changes are needed. However, an abandoned sanitary sewer easement runs under the future pad site building that must be released by Johnson County Wastewater prior to the development of said building.

6. Site Design Standards

The property is subject to Site Design Category 4 (UDO 18.15.120) based on the Community Commercial Center designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest proposed parking pod includes 51 stalls, which complies with the maximum allowance of 80 stalls per pod.
- b. **Pedestrian Connectivity** – Developments must provide pedestrian connections from surrounding developments, parking, and adjacent transit stops using at least one (1) option prescribed in Code. The cross-property connection option is provided by connecting the existing sidewalks on the HyVee property through this site and to the public sidewalk on Lennox Street. Additionally, all crosswalks will match the existing concrete crosswalk design found throughout the shopping center.
- c. **Connections to Adjacent Driveways** – Connections to driveways on adjacent properties are required where possible and this site will share a driveway connection with the adjacent HyVee property.

7. Building Design Standards

The proposed one-story inline retail building is subject to the Commercial or Retail Building design standards according to UDO Section 18.15.020. This building has two (2) primary façades (north and east) and the proposed elevations are included in the agenda packet. The following table lists the applicable building design standards and proposed design elements. The inline retail building matches the design found throughout the existing shopping center and complies with all Commercial or Retail Building design standards as outlined in the table below.

A stipulation is included in staff’s recommendation requiring a revised preliminary development plan prior to the development of the future pad-site in order to review the architectural design of this building.

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>The main building entry must be defined with a projection from the façade or a recessed area.</i></p> <p>Each main building entry is defined with a canopy or awning that projects from the north façade, meeting UDO requirements.</p>
<i>Façade Articulation</i>	<p><i>Primary façades must be divided into vertical bays that are no greater than 50 feet in width using horizontal and vertical articulation options.</i></p> <p>The north and east primary façades are divided into vertical bays that are no greater than 50 feet in width to comply with the UDO. Each vertical bay is distinguished from adjacent bays using the</p>

	wall projection option and providing at least a 2-foot change in parapet height between bays.
<i>Façade Expression</i>	The minimum height for one-story buildings is 17 feet, The one-story building is a minimum of 21 feet tall.
<i>Building Materials - Primary Facades</i>	Primary facades must use three (3) different Class 1 and 2 materials on at least 80% of the façade, and a minimum of 25% glass. The north and east primary elevations use a combination of Class 1 brick, stone, stucco, and glass materials on at least 88% of both façades with glass comprising at least 25% of those façades, meeting UDO requirements.
<i>Building Materials - Secondary Facades</i>	Secondary facades must use three materials from Class 1 or Class 2 on at least 50% of the façade. The south and west elevations use a combination of Class 1 brick, stone and stucco materials on at least 91% of both secondary façades, exceeding UDO requirements.
<i>Roofing Material</i>	Class 1 or 2 roofing materials are required. A Class 2 non-visible membrane roof is proposed, meeting UDO requirements.

The inline retail building is clad with Class 1 red and tan brick, glass, stone veneer, and tan stucco with Class 3 architectural EIFS trim along the roofline for corncing. The building design uses a combination of red brick and tan stucco on every façade that is consistent with the adjacent building (HyVee) to the west.

8. Neighborhood Meeting

The applicant mailed the neighborhood meeting invitation to properties within 500 feet of the subject property as required by the UDO. The neighborhood meeting was held on August 1st and an additional meeting on August 5th for residents that could not attend the first meeting. The meetings were attended by two (2) residents in total and the meeting minutes are included in the agenda packet. The developer answered questions regarding site layout, traffic flow, landscaping, matching the existing aesthetic of the area, and project timing. Staff did not receive any additional public correspondence regarding the proposal.

9. Staff Recommendation

- A. Staff recommends approval of the revised preliminary site development plan (PR24-0009) with the following stipulations:
1. A revised preliminary site development plan must be approved prior to submittal of a final site development plan for the future pad site building.
 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.