



STAFF REPORT

Planning Commission Meeting: October 28, 2024

Application	PR24-0012: Preliminary Site Development Plan for Crème de la Crème Daycare
Location	Southeast of Sunnybrook Boulevard and W. 113 th Street
Owner	Mark McKinzie, Leonard B. & Eulalia E. McKinzie Family LP
Applicant	Todd Allenbrand, Payne & Brockway, P.A.
Engineer	Andrew Johnson, P.E., InSite Development Services, LLC
Staff Contact	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>6.13 ± acres</u>	Current Use:	<u>Undeveloped</u>
Zoning:	<u>BP (Business Park)</u>	Proposed Use:	<u>Day-Care & Child-Care: Child-Care Center</u>
Proposed Building Area:	<u>17,566 square feet</u>	Plat:	<u>Sunnybrook, Lot 6</u>

1. Introduction

The applicant is requesting approval of a preliminary site development plan for Crème de la Crème Daycare, located southeast of Sunnybrook Boulevard and W. 113th Street. The proposal consists of a 17,566 square foot building for the proposed Child-Care Center use on an approximately 6-acre property, as well as outdoor play area. The facility is expected to accommodate 246 children, ranging from infants to school-age children, and will operate Monday through Friday from 6:00 AM to 6:30 PM. The school will have 30 staff members and is tentatively scheduled to begin construction in the 3rd Quarter of 2025. A preliminary site development plan is required for any major changes to an existing site development plan, and no building plans were previously shown for the subject property.

2. History

The property was annexed in October 1996 (Ord. 96-80) and rezoned to the BP District (RZ-04-98) in 2005. Conceptual site development plans were only provided at that time and no buildings were shown on the subject property. The subject property was platted as Lot 6 of Sunnybrook plat.

3. Existing Conditions

The site is undeveloped and gently slopes to the southeast. There is an existing wet detention basin partially located on the subject site.



Aerial View of Subject Property



View of the Property Looking Northeast from Sunnybrook Boulevard

4. Zoning Requirements

- a. **Land Use** – The proposed Child-Care Center use is allowed by right in the underlying BP (Business Park) District. The site is also identified for Office uses under the K-7 Corridor Future Land Use Map, which the proposed Child-Care Center generally aligns with (see Section 7 for additional information regarding the K-7 Corridor Study Area).
- b. **Building Height** – Building heights within the BP District are limited to 12 stories or 144 feet. The proposed building is one story and 28-feet in height at its tallest and is therefore compliant with UDO requirements.
- c. **Setbacks** – Setbacks for the BP District include a 15-foot front yard setback, and 10-foot side and rear yard setbacks. In addition, parking areas must be 30-feet from street right-of-way and 10-feet from property lines. The proposed plan meets these setback requirements.

5. Development Requirements

- a. **Access/Streets** – Access to the site will be provided from W. 113th Street, a public street which will be extended to the intersection of Sunnybrook Boulevard with this development. Sunnybrook Boulevard will also be extended from the southern property line. Sidewalks will be constructed along new roadway connections.
- b. **Parking** – Per UDO 18.30.160, minimum parking for the day care use is required at a rate of one stall per 800 square feet of floor area, which equals 22 parking stalls for the building. The plan includes 60 proposed parking stalls, which exceeds the minimum (22 stalls) required; however the applicant provided a narrative which notes that the additional parking spaces are needed to accommodate 30 staff parking spaces and 246 children a maximum capacity, leaving 30 spaces for parent pick-up and drop-off. Staff is supportive of the parking as proposed.
- c. **Landscaping** – Landscaping is provided in compliance with UDO requirements. Parking lots are screened from right-of-way to a height of three feet with a mix of shrubs, and street trees are provided along roadways. Foundation landscaping is provided along facades that face roadways and parking areas. In addition, landscape buffers are provided along property lines and all landscaped areas will be irrigated per UDO requirements.
- d. **Public Utilities** – The property is located within the City of Olathe sewer and WaterOne service areas. A sanitary sewer service line will be extended to the property, and existing water mains located along W. 113th Street and Sunnybrook Boulevard will also be extended to the site.
- e. **Stormwater/Detention** – Stormwater detention for this property is provided by an existing regional detention basin located to the south, and partially within, the subject property along the east side of Sunnybrook Boulevard.

6. Site Design Standards

The site is located within the Employment Area designation of the PlanOlathe Comprehensive Plan and is therefore subject to Site Design Category 5 of the UDO

(Section 18.15.125). The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – With only 60 parking stalls proposed, the proposal complies with the maximum parking pod size of 160 stalls.
- b. **Pedestrian Connectivity** – Developments must provide pedestrian connections from surrounding developments, parking, and adjacent transit stops. New 5-foot public sidewalks will be constructed along W. 113th Street and Sunnybrook Boulevard. A bike rack is also provided at the western entrance of the building.

Additionally, a pedestrian gateway will be located at the sidewalk connection to W. 113th Street, defined by hardscape materials and plantings to meet this requirement of the UDO.

- c. **Landscaped Buffer Area** – Buildings must be set back at one hundred (100) feet from an adjoining R-1 or R-2 zoning district, and at least 40 feet of landscaped area with 70% permeable surfaces and 50% planted material is required. The building is setback approximately 140 feet from the R-2 District to the southeast, and the property line is well planted between the building and existing detention basin, meeting this requirement.

The site is also subject to Ordinance 05-25 in which additional site design requirements for the Shops of Sunnybrook are established. Requirements include the provision of foundation landscaping on 25% of facades, heavy screening of parking lots from roadways, and decorative fences when visible from public streets. The applicants are meeting these additional design requirements and are including a black picket-style metal fence surrounding the play area.

7. Building Design Standards

The proposed building is subject to the Commercial or Retail Building design standards (UDO 18.15.020.G.7). The proposed 17,566 square foot one-story building has three primary façades (east, north, and west) and one secondary façade (south).

Table 1 lists the building design standards applicable to Commercial or Retail Buildings (UDO 18.15.020.G.7) and the elements of the proposed building that meet current requirements.

Table 1: Building Design Standards	Design Requirements
<i>Building Entryway</i>	<i>Each building entry along primary facades must be defined with a covered projection from the façade or by a recessed area.</i> The main entrance on the west primary façade is recessed and defined by a covered projection, meeting UDO requirements.
<i>Garages and Overhead Doors</i>	<i>Garages and overhead doors must not face a public street.</i> No garages or overhead doors are proposed.

<p><i>Façade Articulation</i></p>	<p>Horizontal articulation is required every 50 feet across the length of primary façades. Vertical articulation of at least two feet in height is also required every 50 feet across the length of primary façades.</p> <p>Horizontal articulation is provided through façade projections and recesses on all primary facades, and through 4-inch wall projections located on the north primary facade. This articulation breaks the façade into bays less than 50-feet in width, exceeding UDO requirements.</p> <p>Vertical articulation is provided through variation in parapet heights across all facades of two feet or greater, and a pedestrian level accent wall extending from the main entrance, meeting UDO requirements.</p>
<p><i>Façade Expression</i></p>	<p>The minimum height for one-story buildings is 17 feet.</p> <p>The proposed building is a minimum of 17-feet tall, and a maximum of 28-feet tall. The main entry is anchored by a tower element accented with a patterned mosaic tile. The facades utilize blue awnings above windows, a stone veneer wainscoting, and wooden-look aluminum accents as elements of façade expression, meeting UDO requirements.</p>
<p><i>Building Materials - Primary Facades</i></p>	<p>Primary facades must use three materials from Class 1 or 2 on at least 80% of the façade, and a minimum of 25% glass.</p> <p>The northern and eastern primary facades utilize at least 80% Class 1 and Class 2 material (stucco, stone, glass and concrete cladding) meeting UDO requirements. The western primary façade utilizes 71% Class 1 materials, for which a waiver is requested (see Section 9 below).</p>
<p><i>Building Materials - Secondary Facades</i></p>	<p>Secondary facades must use three materials from Class 1 or Class 2 on at least 50% of the façade.</p> <p>The southern secondary facade provides 70% Class 1 materials (stucco, stone, and glass and concrete cladding) exceeding UDO requirements.</p>
<p><i>Roofing Material</i></p>	<p>Class 1 or 2 roofing materials are required.</p> <p>A flat membrane roof is proposed, meeting UDO requirements.</p>

The building utilizes a neutral color palette and is clad in Class 1 stone veneer and glass, Class 2 Stopowerwall (stucco) and Class 1 concrete cladding (Reider concrete skin). Class 3 and 4 accent materials are utilized including decorative mosaic tile, aluminum cladding and metal canopies and coping.

The site is also subject to Ordinance 05-25 in which additional architectural design requirements for the Shops of Sunnybrook are established. This includes maintaining harmonious architectural styles and themes throughout the development, and incorporating similar building materials to the surrounding development, including brick, stone and stucco. The proposed daycare is constructed of the required masonry materials, utilizes a neutral color palette in keeping with the surrounding area, and incorporates a flat

roofline with varying parapet heights. A stone veneer wainscotting was added to match elements of adjacent buildings. Therefore, the proposed structure meets the requirements of Ordinance 05-25.

8. K-7 Corridor Study Area

The subject property is located within the K-7 Corridor Study Area, which designates the site for Office uses, and is subject to additional design criteria and policies which define the expectation for high quality projects within the corridor. Site design requirements include the incorporation of pedestrian connectivity, orientation of buildings facing internal access roads and parking lots that are heavily landscaped. Building architecture must be harmonious throughout the larger development. The proposed Crème de la Crème Daycare is in compliance with the design guidelines of the K-7 Corridor Study Area.

9. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant submitted a justification statement for the one (1) waiver requested which is included in the meeting packet.

- a. **Percentage of Class 1 and 2 Materials** – The applicant is requesting a waiver from UDO 18.15.020.G.7 pertaining to the percentage of Class 1 and 2 materials on the primary western facade. The UDO requires 80% Class 1 and 2 materials and the applicant is proposing 71% Class 1 and 2 materials on this façade only, in order to incorporate a mosaic tile art feature on the façade of the building. Tile is a Class 3 material per UDO 18.15.020-1.

Staff is supportive of this waiver request as an alternative high quality design feature that is unique to the Olathe Crème de la Crème and which enhances the entrance of the building with an artistic element. The applicant is exceeding the percentage of Class 1 and 2 materials on all other primary facades.

10. Neighborhood Meeting/Correspondence

Neighborhood notification was provided to property owners within 500 feet of the subject property, as required by the UDO and a neighborhood meeting was held on September 9, 2024. Five residents attended the meeting and asked questions about stormwater detention, sidewalks, and building height, to which the applicant responded. Staff received one inquiry about the project status and approval timeline. Neither staff nor the applicant has received additional correspondence regarding the project.

11. Staff Recommendation

Staff recommends approval of the preliminary site development plan (PR24-0012) with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.7 allowing 71% Class 1 and 2 materials on the western primary façade.
2. All new on-site wiring and cables must be placed underground.

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.
4. A tree survey is required to be submitted at the time of final site development plan, in compliance with the requirements of UDO 18.30.240.
5. Details for trash enclosures or compactors must comply with UDO 18.30.130.
6. Final stormwater system design and layout will be completed with the final site development plan.
7. Sidewalks must be constructed on both sides of Sunnybrook Boulevard and W. 113th Street with the construction of the roads in this project.