

MINUTES

Planning Commission Meeting: December 10, 2018

Application:	<u>RZ18-0019:</u> Rezoning from R-1 and AG to R-1 District for Beautiful Savior Lutheran Church
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Kim Hollingsworth, Senior Planner, appeared before the Planning Commission, summarizing the request for a rezoning and preliminary development plan for Beautiful Savior Lutheran Church to accommodate a 59,520 square foot addition to the existing building. The subject property is a total of 7.4 acres and is currently zoned AG and R-1. The 2.75 acre portion on the northern part of the site was zoned AG in 1970. The 1.62 acre portion in the southern part of the site was zoned R-1 in 1990 to accommodate a single-family home, which is now owned by the church. She added that the subject property is located within the Conventional Neighborhood future land use designation of PlanOlathe and is surrounded by similar land uses. Land uses permitted within the R-1 District are consistent with the Comprehensive Plan, and she said staff is comfortable with those permitted uses to further the existing church facility.

Ms. Hollingsworth presented a view of the site looking east from south Black Bob Road, noting the existing church facility, a preschool and a play area. She added that there is currently a significant setback from Black Bob Road. She then presented a view towards the second phase of Crestwood Village, which is currently under construction and adjacent to the church facility. A view of the north side of the building shows where the addition would start to the right of the existing building.

Ms. Hollingsworth then showed an aerial view of the existing church facility. She pointed out the single-family home on the site and said the applicant is proposing that that home be demolished to accommodate the revised plans. She presented a site plan, indicating proposed additions that would be completed in phases, beginning with the fellowship hall and including a maintenance building in the far northern corner. Additional parking of 105 spaces is noted on the site, totaling 282 spaces. Existing access on the southern portion of the property would be maintained. However, the existing drive for the single-family home would be shifted further north to accommodate the new access point. Ms. Hollingsworth said Traffic is supportive of the revised access point. Additionally, detention facilities would be located in the northern portion of the site.

Ms. Hollingsworth presented the landscape plan, noting that there will be complete screening down Black Bob road, screening the parking area. The applicant held a neighborhood meeting, no one attended. However, Ms. Hollingsworth said staff received a comment from a property owner to the north, who was curious about the buffer requirements in this area. She said there is no buffer requirement from R-1 to R-1. However, the applicant is providing a 20-foot landscape easement and significant landscaping. When that information was shared with the property owner, they were very comfortable with that amount of landscaping.

Ms. Hollingsworth presented proposed building elevations that were included by the applicant. She said the applicant is proposing stone, brick, glass, Dryvit EFIS, and architectural metal throughout the building. She added that the project meets site design standards and is subject to Building Category Design C. She said the applicant meets or exceeds all articulation and façade expression tool requirements. However, they are requesting two waivers. The first is to permit a 17 percent reduction in the quantity of transparent glass on the primary façade, which

is the west façade facing Black Bob Road. The second would be to reclassify the Dryvit material as a Category 1 material in lieu of genuine stucco. She said staff supports the glass reduction on the west façade as the proposed uses in those areas are not always conducive to a great amount of glass. Additionally, the façade is set back a significant distance from Black Bob Road and there will be several layers of landscaping in this area, including plant materials that are available year-round. Staff supports the Category 1 waiver material request and finds it to be a durable material, compatible with the architectural style of the building. Also, the applicant has exceeded other building articulation requirements.

Ms. Hollingsworth concluded by saying that staff recommends approval of RZ18-0019, with the stipulations listed in the staff report.

Comm. Corcoran asked if reclassifying EFIS as a Category 1 material has been done before. **Ms. Hollingsworth** replied that on different sites, alternating that material has been allowed. She said the UDO was recently modified to address the process for reclassifying materials. **Sean Pendley, Senior Planner**, added that this is identical to the exception that was recently approved for St. Paul's Catholic Church.

Comm. Nelson asked if the lack of a requirement for a right turn lane into the site from Black Bob is because the predominant use will be during non-peak hours. **Ms. Hollingsworth** replied that she believes it is intended that a typical user will enter at the primary entrance to the south. She is not aware of any concerns by the Traffic Department. **Cheryl Lambrecht, City Traffic Engineer**, approached the podium. She agreed that church activities are usually during off-peak hours, which is why Traffic did not ask for right turn lanes on Black Bob.

There were no further questions of staff. **Chair Vakas** opened the public hearing and asked the applicant to come forward. **Judd Claussen, Phelps Engineering, 1270 North Winchester**, approached the podium. He introduced the architect, Jeff Schroeder, in the event there are any building questions. Mr. Claussen presented an exhibit, noting that they have elected to rezone the entire parcel using the deed legal description, making it clear for anyone who may question it in the future. Mr. Claussen said this church has been in existence since the mid 1990's and has grown steadily over the years. The church has undergone a couple expansions over the last few years. Understanding that future development on adjacent properties is coming, they decided to master plan the rest of the property, planning for how the church might grow and what that looks like. The fellowship hall will be built in the first phase of the expansion. Again, the existing one-story building will be demolished. Mr. Claussen further outlined where the expansions will be happening on the site. The church is in agreement with the stipulations and was available for questions.

Comm. Fry also questioned the right-hand turning lane and asked why the church would want or not want that lane. **Mr. Claussen** responded that there is no school associated with this church, so AM and PM peak hours where one would normally worry about turn lanes do not exist on this site. The predominance of traffic will occur around Sunday morning services and Wednesday evening activities. Again, Mr. Claussen stated that the church elders' desire was not to construct a turn lane with the improvements.

Chair Vakas asked if anyone else present wished to speak for or against this item. Seeing none, he called for a motion to close the public hearing.

Motion by Comm. Nelson, seconded by Comm. Munoz, to close the public hearing.

Motion passed 7-0.

Motion by Vice Chair Rinke, seconded by Comm. Sutherland, to recommend approval of RZ18-0019, for the following reasons:

- (1) The proposed development complies with the policies and goals of the *Comprehensive Plan*.

Principle LUCC-6: Discourage Sprawl. "Discourage "leap-frog" or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas."

Principle LUCC-8.1: Mixture of Complementary Land Uses. Encourage and enable a mixture of complementary land uses in major new developments. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly planned and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

- (2) The requested rezoning to R-1 District meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications

Vice Chair Rinke's motion included recommending including the following stipulations:

- a) A preliminary and final site development plan shall be approved prior to issuance of a building permit.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.

MINUTES

Planning Commission Meeting: December 10, 2018

Application	<u>PR18-0045</u>	Revised Preliminary Site Development Plan for Beautiful Savior Lutheran Church
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Please refer to RZ18-0019 for discussion of this application.

Motion by Vice Chair Rinke, seconded by Comm. Corcoran, to recommend approval of PR18-0045, for the following reasons:

- a. A waiver shall be granted from 18.15.035 Building Design Category C to permit a 17% reduction in the quantity of transparent glass within the primary façade as shown on the attached architectural elevations.
- b. A waiver shall be granted from 18.15.035 Building Design Category C to reclassify EIFS as a Category 1 material to meet the minimum building material requirements. Building materials will follow that shown in the attached architectural elevations
- c. As required by the UDO and stated on the preliminary development plan, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks, coolers and loading docks shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- d. A final site development plan shall be approved prior to building permit submittal.

Aye: Sutherland, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.