

STAFF REPORT

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
Location:	13145 S. Black Bob Road
Owner:	Doug Mahnken, Beautiful Savior Lutheran Church
Applicant/Engineer:	Judd D. Claussen, P.E., Phelps Engineering, Inc.
Architect:	Jeff Schroeder, AIA, Herman Scharhag Co. Architects
Staff Contact:	Kim Hollingsworth, AICP, Senior Planner

Area to be Rezoned:	<u>2.75± acres</u>	Proposed Use:	<u>Church/Religious Assembly</u>
Existing Zoning:	<u>R-1 and AG</u>	Proposed Zoning:	<u>R-1 (Residential Single-Family)</u>
Proposed Zoning:	<u>R-1 and AG</u>		

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Church/Religious Assembly	R-1/AG	3	C
North	Conventional Neighborhood	Residential, Two-Family	R-2	-	-
South	Conventional Neighborhood	Undeveloped	AG	-	-
East	Conventional Neighborhood	Residential, Two-Family	R-2	-	-
West	Conventional Neighborhood	Residential, Single-Family	R-1/PUD	-	-

1. Introduction:

The following is a request for a rezoning from R-1 (Residential, Single-Family District) and AG (Agricultural District) to R-1 District for approximately 2.75± acres. The rezoning of the subject property is being requested in conjunction with the associated revised preliminary site development plan (PR18-0045) which is also under consideration on this agenda, to review the entire proposed development within the R-1 District.

A building expansion of 59,520 square feet to Beautiful Savior Lutheran Church is proposed to accommodate an expanded fellowship hall, classrooms, gymnasium, parking facilities and pedestrian amenities. A comprehensive analysis of the site and building design standards as well as development criteria for the overall 7.40-acre site can be found in the staff report for the associated revised preliminary site development plan application (PR18-0045), which is also under consideration on this agenda.

2. History:

The 2.75-acre subject property under review was zoned AG (Agricultural) District in 1970 when zoning was first established in 1970. The R-1 District within the 1.62-acre southern portion of the subject property was established in 1990 (Ord. No. 90-74) for the development of a single-family residential structure. The owner of the property desired to rezone only the area immediately surrounding the house to avoid the assumed possibility of incurring additional property taxes from the change in zoning designation. The residential structure is currently owned by Beautiful Savior Lutheran Church and will be demolished if the associated development plan is approved.

3. Existing Conditions:

The site contains a single-family residential structure that is associated with the overall church development. Surrounding properties to the north and west have been developed or are currently under construction as residential subdivisions.



Aerial and Existing Zoning Districts



View of site looking east from Black Bob Road

4. Zoning Requirements

- a. **Uses** – The proposed uses within the revised preliminary development plan are consistent with the uses permitted in the R-1 District. The Church/Religious assembly is the primary use with associated instructional and recreational facilities. The church operates an existing Mother's Day Out program and Preschool which are permitted as an accessory use in residential districts. Uses typically found within the R-1 District are appropriate for the subject property given the existing conditions and relationship to surrounding properties.
- b. **Setbacks** – The proposed building addition on the subject property will meet the required setbacks within the R-1 District. The setback requirements were the primary impetus for the rezoning request as the proposed site plan could not meet the required 50-foot minimum side and rear yard setbacks within the existing AG (Agricultural) District. The applicant pursued the rezoning process instead of requesting a waiver for the revised preliminary development plan. The proposed buildings meet the required setbacks for the R-1 District. Required setbacks are as follows: Front yard – 30-foot minimum, Side yard – 7-foot minimum and Rear yard – 25-foot minimum.
- c. **Building Height** – The proposed building addition complies with the maximum building height requirements of the R-1 District. The maximum height of a nonresidential building in the R-1 District is 75 feet. The existing church building is approximately 35 feet tall and the proposed building addition ranges from 12 to 39 feet in height.

5. Site Design Standards

The subject property is located in the Conventional Neighborhood future land use map designation; however, nonresidential uses in residential zoning districts are subject to requirements of **Site Design Category 3** per *UDO, Section 18.15.010*. Site elements to meet the requirements will be utilized including common areas, landscaping along sidewalks, and a playground feature. Several pedestrian connections are proposed

throughout the site, changes in paving materials and the use of natural vegetative drainage feature to fulfill the site design requirements.

6. Building Design Standards

Nonresidential uses located within a residential district are reviewed using **Building Design Category C** requirements per *UDO 18.15.010*. The applicant meets the design standards for articulation, façade expression, pedestrian interest tools and transition standards. As detailed within the revised preliminary development plan staff report, the applicant is requesting two waivers from *UDO* requirements, which staff is supportive of.

7. Neighborhood Meeting/Public Notice:

The applicant sent meeting notices to surrounding properties and held a neighborhood meeting for the proposed development on November 1, 2018 at Beautiful Savior Lutheran Church. There were no attendees present at the neighborhood meeting. Additionally, staff only received correspondence one nearby property owner regarding the landscape requirements as a component of the revised preliminary development plan request.

Additionally, the applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signs on the subject property per *Unified Development Ordinance (UDO)* requirements.

8. Comprehensive Plan Analysis

The future land use map of the *Comprehensive Plan* identifies the subject property as "Conventional Neighborhood". The proposed R-1 zoning and church/religious assembly development is appropriate for this area.

The following are criteria for considering rezoning applications as listed in *Unified Development Ordinance (UDO) Section 18.40.090 G*.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The proposed R-1 District aligns with the *Plan Olathe* future land use designation for a Conventional Neighborhood. Additionally, the proposed improvements to the 2.75-acre parcel comply with other goals of the *Comprehensive Plan* and principles of other planning policies. The church/religious assembly use already exists on the site and the expansion of the facility will continue to conform with the *Comprehensive Plan*.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The Black Bob Road corridor from Indian Creek Parkway south to 133rd Street, contains primarily church/religious assembly uses and low-density residential uses. Several schools are also located nearby including Olathe East High School, Indian Creek Elementary School and Pioneer Trail Middle School. The uses and site characteristics within the neighborhood are intended to provide localized services and institutions to serve residents within the surrounding vicinity. The height of the proposed building addition will be compatible with the height of the existing church building. Several

nonresidential uses including religious facilities have co-existed as part of the overall character for the surrounding residential neighborhoods for the past 20-30 years.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses.

The 4.65 acres containing the existing church structure and a portion of the 2.75-acre subject property already have an R-1 District designation. Properties to the north, east and west also have a residential zoning designation to accommodate one or two-family residential homes. The R-1 District is the most compatible zoning district for the proposed use to ensure harmony with surrounding properties.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The 1.13-acre portion of the property currently zoned AG (Agricultural) District is not suitable for agricultural uses or activities due to the acreage typically necessary for an agricultural use. The lot is nonconforming for several standards in the AG District including a minimum lot area of 40 acres for residential uses, a minimum lot width of 600 feet and the minimum setback requirements of 50 feet severely limit the usability of the site. The regulations and permitted uses within the R-1 District are more suitable for functionality and usability of the subject property.

E. The length of time the property has been vacant as zoned.

The subject property was zoned to the AG District in 1970 when zoning was first established in the City and the 1.13-acre portion of the property has remained vacant since that time. The R-1 District within the southern portion of the subject property was established in 1990 for the development of a single-family residential structure. The owner of the property desired to rezone only the immediate area surrounding the house to avoid the assumed possibility of incurring additional property taxes from the change in zoning designation.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed rezoning will have no detrimental effect on nearby residential properties. The R-1 District offers increased compatibility with the uses and standards permitted within the R-2 District on adjacent properties. Furthermore, the applicant will be required to utilize the Category 3 Site Design and Category C Building Design requirements within any residential zoning district.

G. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed use was reviewed for compatibility with the existing road network surrounding Black Bob Road and no adverse impacts are anticipated from the redeveloped site. Increased circulation and an adequate availability of parking spaces will be provided to accommodate the expanded use. The applicant also provided turning templates to demonstrate that larger vehicles including Olathe Fire Department vehicles can safely maneuver throughout the revised site.

H. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The rezoning of the subject property for the proposed use is not anticipated to generate any environmental harm or concerns. The development will follow all regulations and codes pertaining to stormwater, air quality, noise and other impacts on the environment.

I. The economic impact of the proposed use on the community.

Religious assemblies can add value to the community through social capital, jobs, volunteer opportunities, community services, and physical resources among many other impacts.

J. The gain, if any, to the public health, safety and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the rezoning were denied, the applicant would need to alter the revised preliminary development plan or request significant waivers to meet the requirements of the Agricultural District. City staff and the applicant agree the rezoning offers an approach with the least number of deviations from the Unified Development Ordinance while increasing consistency with surrounding properties.

9. Staff Recommendation:

A. Staff recommends approval of RZ18-0019 for the following reasons:

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

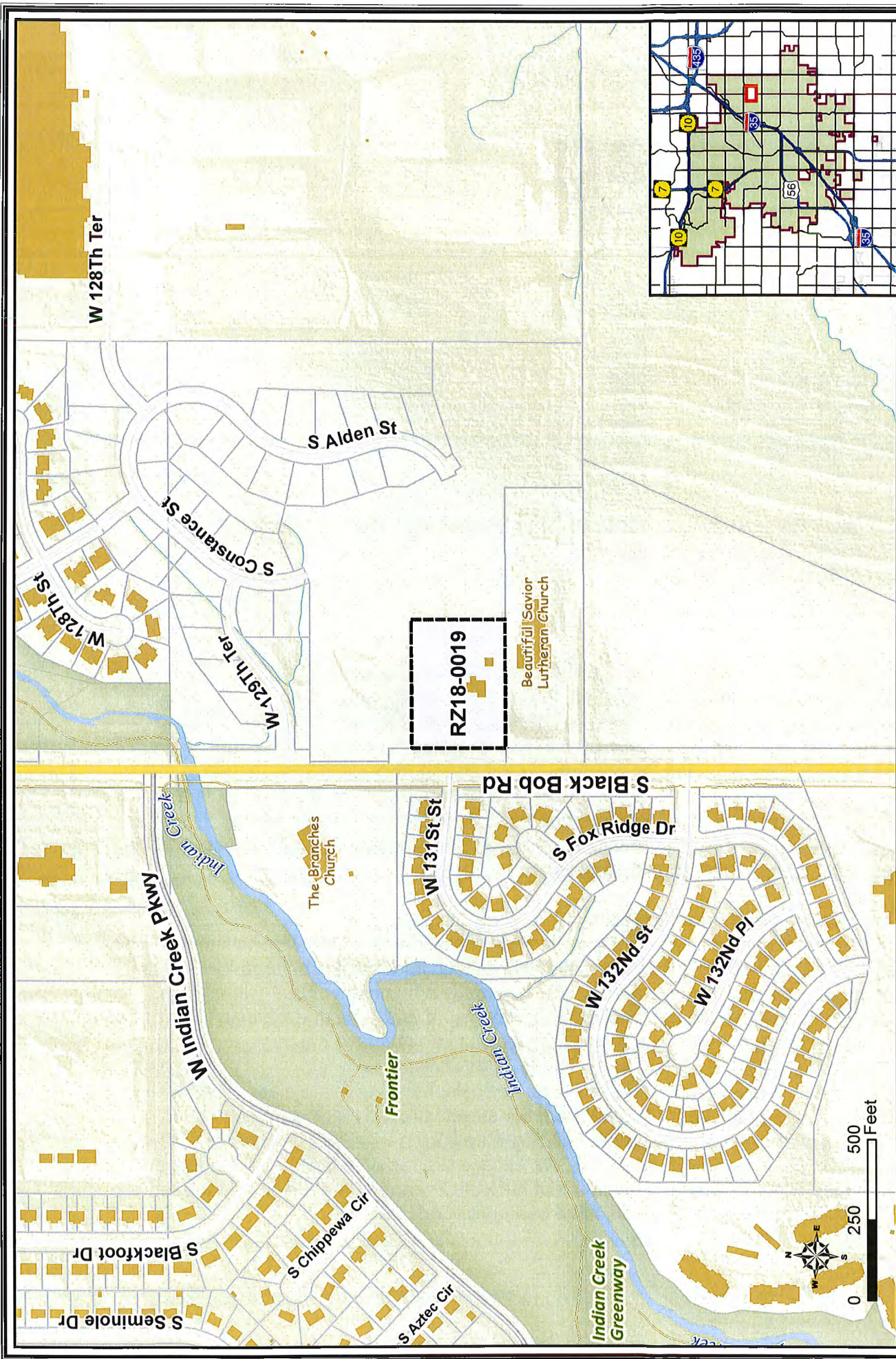
Principle LUCC-6: Discourage Sprawl. “Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.”

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.

B. Staff recommends approval of the rezoning to the R-1 District with the following stipulations:

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



BEAUTIFUL SAVIOR LUTHERAN CHURCH
RZ18-0019

scharhag

HERMAN A. SCHARHAG COMPANY, ARCHITECTS
6247 BROOKSIDE BLVD., SUITE #204
KANSAS CITY, MO 64113
816-656-5055

9/28/18

Kim Hollingsworth, Senior Planner
Planning Department
100 E. Santa Fe
Olathe, KS 66061

RE: Waiver Request related to PRE18-0111, Preliminary Site Development Plan
Beautiful Savior Lutheran Church
13145 S. Blackbob Road

Kim:

As architect for this project, and in accordance with UDO section 18.40.240, we respectfully submit this waiver request. Waivers are hereby requested for the following Building Design Category C criteria, as defined in UDO section 18.15.035, Table 15-5. For both requested waivers, variance criterion 'e' states "The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design and building arrangements are not possible." We contend that no private rights will be injured or endangered by the waiver and that the public will suffer no loss or inconvenience thereby and that in justice to the applicant the application should be granted.

1. Glazing percentage reduction

D. Transparent glass on primary facades: Request waiver from the 30% minimum, to be reduced to a total of 13%. Rational is that it is difficult for all building types, i.e. – office, warehouse, church, retail, restaurant, etc. to employ a minimum of 30% clear glass. Each type of building use has unique requirements. In this case, the building is church use and gymnasium use. Church buildings typically do not have much clear glazing, so as to be able to control lighting levels inside. Churches also often employ stained glass windows. Gymnasiums, for safety reasons, normally have very little glass. The building in this project is located approx. 220' from the street curb, so there is no pedestrian interest/view from the street and the building is setback so far, that clear glass will not really have any impact from the street. We exceed the required Building Materials on the Primary (West) Façade. A minimum of 80% of Category 1 Materials are required and 100% of Category 1 Materials have been provided.

2. EIFS in lieu of Genuine Stucco for a Category 1 Façade Material
H & I Exterior Building Materials: Request waiver from use limitation of EIFS as a Category 2 material only. Rational is cost, while maintaining the same appearance as genuine stucco. Additionally, the City of Olathe Planning Commission has approved EIFS as a Category 1 material in two previous cases. There have been great improvements in EIFS products and systems that make it a viable alternative and cost effective product that emulates genuine stucco and also offers some performance benefits, such as additional continuous insulation and a redundant moisture barrier.

Sincerely,

Jeff Schroeder

Jeff Schroeder, President
AIA, NCARB
Herman A. Scharhag Co., Architects

STAFF REPORT

Planning Commission Meeting: December 10, 2018

Application	<u>PR18-0045</u> Revised Preliminary Site Development Plan for Beautiful Savior Lutheran Church
Location	13145 S. Black Bob Road
Owner	Doug Mahnken, Beautiful Savior Lutheran Church
Applicant/Engineer	Judd D. Claussen, P.E., Phelps Engineering, Inc.
Architect	Jeff Schroeder, AIA, Herman Scharhag Co. Architects
Staff Contact	Kim Hollingsworth, AICP, Senior Planner

Site Area: 7.40± acres **Proposed Use:** Church/Religious Assembly

Zoning: R-1 (Residential Single-Family and AG (Agricultural)) **Plat:** Beautiful Savior Lutheran Church, Second Plat (In Review)

Building Area: Existing = 12,981 sq. ft.
 Addition = 59,520 sq. ft.

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Church/Religious Assembly	R-1/AG	3	C
North	Conventional Neighborhood	Residential, Two-Family	R-2	-	-
South	Conventional Neighborhood	Undeveloped	AG	-	-
East	Conventional Neighborhood	Residential, Two-Family	R-2	-	-
West	Conventional Neighborhood	Residential, Single-Family	R-1/PUD	-	-

1. Introduction

The following application is a revised preliminary site development plan for Beautiful Savior Lutheran Church. The existing church facility was constructed in 1996 and the associated single-family residential structure was constructed in 1990. The revised plan

has been submitted for review of a 59,520 square foot expansion to the existing 12,981 square foot church building. The addition is proposed to accommodate an expanded fellowship hall, classrooms, gymnasium, parking facilities, increased landscaping and pedestrian amenities. The revised preliminary development plan also includes the demolition of the existing single-family residential structure to accommodate the proposed development. A revised preliminary development plan is required because the building addition floor area will measure greater than 5% of the existing structure. The applicant is also requesting waivers regarding the building design requirements.

Additionally, a comprehensive analysis of a rezoning request from R-1 (Residential, Single-Family District) and AG (Agricultural District) to R-1 District for the approximately 2.75± acre northern portion of the site the can be found in the associated staff report (RZ18-0019), which is also under consideration on this agenda.



(Aerial View, looking northeast from Black Bob Road)



(View of the site, looking east from Black Bob Road)

2. Zoning Requirements

- a. **Uses-** The proposed uses within the revised preliminary development plan are consistent with the uses permitted in the R-1 (Residential Single-Family) District. The Church/Religious assembly is the primary use with associated instructional and recreational facilities. The church operates an existing Mother's Day Out program and Preschool which are permitted as an accessory use in residential districts per *UDO 18.50.020*.
- b. **Setbacks** – The proposed building addition on the subject property will meet the required setbacks within the R-1 District. The setback requirements were the primary impetus for the associated rezoning request as the proposed site plan did not meet the required 50-foot minimum side and rear yard setbacks within the existing AG District. The applicant pursued the rezoning process instead of requesting a waiver for the revised preliminary development plan. The proposed buildings meet the required setbacks for the R-1 District. Required setbacks are as follows: Front yard – 30-foot minimum, Side yard – 7-foot minimum and Rear yard – 25-foot minimum.
- c. **Building Height** – The proposed height for the two-story building addition ranges from 12 to 39 feet which does not exceed the 75 feet maximum permitted for nonresidential uses within the R-1 zoning district.

3. Development Requirements

- a. **Access/Streets** – The access drives within the development will remain similar to the existing configuration and access will be exclusively provided from Black Bob Road. The southern, main entrance will remain unchanged; however, the northern entrance currently serving the single-family residence will be relocated further north within the site. The applicant initially inquired about a median break in Black Bob Road. City staff provided initial information regarding the logistics and cost, so the applicant is not interested in pursuing that request. The applicant provided turning templates demonstrating circulation within the site to accommodate larger vehicles and the Olathe Fire Department. Staff does not foresee any negative effects due to minor modifications to the street and access configuration.
- b. **Parking** – The revised development plan identifies a total of 282 parking stalls to serve the overall development including the sanctuary/fellowship hall, gymnasium and preschool. The existing east parking area contains 177 spaces and the new parking area located west of the building contains 105 parking spaces. The minimum required parking spaces for the development is 200 spaces and seven accessible spaces according to the ratios provided within *UDO 18.30.160*.
- c. **Lighting** –A photometric plan will be required with the final site development plan and the lighting shall comply with *Unified Development Ordinance* requirements.
- d. **Landscaping** – The proposed preliminary landscape plan greatly improves the quantity, variety and quality of landscaping provided within the development today. The plans identify a few existing trees for removal located around the single-family residential structure; however, many existing mature trees located throughout the parking lot and along the south property line will remain. A continuous wall of evergreen shrubs will be provided to properly screen the parking lot fronting Black Bob Road. Additional trees and a variety of shrubs will be distributed throughout the new parking lot, within perimeter areas and landscape islands. Building foundation

landscaping is proposed adjacent to the existing and proposed building areas to exceed the 25% coverage requirement.

A 20-foot landscape easement will be provided along the north and northeast property boundaries to provide additional landscaping above code requirements to screen the proposed buildings from the two-family residential homes located in the Crestwood Village neighborhood. A continuous wall of evergreen shrubs along the perimeter will be provided with additional evergreen trees and large shade trees.

- e. **Stormwater/Detention** – The proposed detention area is located within the northwest portion of the development and will be planted with native vegetation. The detention feature is not expected to be visible from Black Bob Road due to the grade changes near the westernmost portion of the property.
- f. **Public Utilities** – The site is served by existing utilities including City of Olathe water and sewer. Modifications to the utilities are provided within the preliminary development plan and easements will be established as part of the forthcoming final plat.
- g. **Fire/Building Codes** – Fire lane markings and sign locations must be maintained within the site and identified when submitting for building permit. Minor alterations to access within the site will not affect Fire Department operations. Adequate ingress/egress must be provided for the additional assembly-type uses within the proposed development.

4. Site Design Standards

The subject property is located in the Conventional Neighborhood future land use map designation; however, nonresidential uses in residential zoning districts are subject to requirements of **Site Design Category 3** per *UDO, Section 18.15.010*. The following is a summary of the site design elements proposed on site:

- a. **Open Space** – The preliminary development plan indicates areas that will be utilized for open space within 40% of the overall site to include common areas, landscaping along sidewalks, and a playground feature.
- b. **Building Placement** – The building is not subject to the frontage area requirements for commercial and mixed-use buildings. The proposed parking pod areas do not exceed the 40-space maximum permitted within the site design category.
- c. **Connectivity** – To fulfill the pedestrian connection option for the site, sidewalks will be provided on site to increase pedestrian connections between parking, street and building entrances. Cross property connections and a change in paving materials to scored concrete will be utilized to designate internal pedestrian crosswalks.
- d. **Drainage Features** – The development will comply with requirements for open detention or drainage features. The drainage basin within the northwest portion of the property is designed to function as a natural vegetative feature and will have minimal visibility from Black Bob Road.

5. Building Design Standards

The development is subject to **Building Design Category C** (*UDO 18.15.035*). The following is an analysis of the composite design requirements for the proposed Beautiful Savior Lutheran Church building addition.

Design Standard	UDO Requirement (Category C)
<i>Horizontal Articulation</i>	<p><i>One or more wall offsets or projections must be used every 50' of primary façade width.</i></p> <p>Wall projections and wall offsets are utilized on primary facades.</p>
<i>Vertical Articulation</i>	<p><i>Variation in height or roof form must be used every 50' of primary façade width.</i></p> <p>Several variations in roof form are utilized to express different building modules.</p>
<i>Focal Point Element</i>	<p><i>Towers, raised parapets or pitched roof elements are required on primary facades.</i></p> <p>Pitched roof elements, towers to express variations in height, and a steeple to serve as a focal point are utilized.</p>
<i>Façade Expression Tools</i>	<p><i>A change in materials, expression line, awnings, arcade elements or an ornamental cornice are required on primary facades.</i></p> <p>The primary façade contains an expression line and a change in materials between the lower and upper floors.</p>
<i>Transparent Glass</i>	<p><i>Requirement for 30% glass on primary facades.</i></p> <p>The proposed elevations include a range of 13% transparent glass on the primary façade. A waiver is being requested from this requirement.</p>
<i>Pedestrian Interest Tools</i>	<p><i>A minimum of 60% of the ground floor of the primary façade must incorporate a pedestrian interest tool.</i></p> <p>Transparent glass will be utilized to encourage pedestrian interest along with entry elements including canopies.</p>
<i>Entry Elements</i>	<p><i>One entry element must be provided for each primary ground floor use in the building.</i></p> <p>A canopy and courtyard-type indentation in the building are provided.</p>
<i>Transition Standard</i>	<p><i>All portions of the building located within 50 feet of R-1 or R-2 Districts may be no more than 35 feet or two stories in height.</i></p> <p>Portions of the building within 50 feet of the adjacent R-2 District do not exceed 35 feet or two stories in height.</p>

- a. **Building Materials** – The proposed building elevations and material percentages are included for the proposed Beautiful Savior Lutheran Church. The applicant is requesting waivers for the transparent glass and Category 1 building material requirements. The renovations will increase the building's compliance with the *UDO*;

however, the proposed elevations do not entirely conform with the current requirements due to the attention to blend the design with the remainder of the existing building.

Proposed Building Materials

Primary Facade	Category 1 (Min. UDO requirement 80%)	Category 2 (Max. UDO requirement 20%)
West Elevation	Stone/ Brick/ Glass (57%)	EIFS (43%)

Secondary Facades	Category 1 (Min. UDO requirement 60%)	Category 2 (Max. UDO requirement 40%)
North Elevation	Brick/ Glass (37%)	EIFS/Architectural Metal (63%)
East Elevation	Glass (2%)	EIFS/Architectural Metal (98%)
South Elevation	Brick/ Glass (45%)	EIFS (55%)

6. Neighborhood Meeting/ Public Correspondence

The applicant sent meeting notices to surrounding properties and held a neighborhood meeting for the proposed development on November 1, 2018 at Beautiful Savior Lutheran Church. There were no attendees present at the neighborhood meeting. Staff did receive correspondence from the property owner of the Crestwood Village subdivision located directly north of the subject property. The inquiry was regarding the size of the landscape easement and the quantity of landscaping within this area to provide a buffer for the two-family residential homes currently under construction. Staff provided more details regarding the proposed landscaping and the owner expressed support of the overall project.

7. Waiver Requests & Staff Recommendation of Requests

- a. The applicant is requesting a waiver from *UDO 18.15.035 Building Design Category C* pertaining to the minimum 30% transparent glass requirement for primary facades. The submitted elevations do not meet the minimum requirements as 13% transparent glass is proposed within the primary, west façade for a 17% reduction in materials.

Per *UDO 18.40.240*, waivers can be granted by the Planning Commission if certain criteria are met. The applicant has indicated within the attached waiver request that proposed type of uses including the gymnasium facility are not conducive to large quantities of glass. Additionally, the applicant described that the substantial approximately 220-foot building setback of the primary façade will

not be highly-visible from Black Bob Road. Staff supports the waiver request as presented due to the increased use of high-quality design criteria including building articulation, multiple focal points and entry elements provided within the proposed elevations. The exception is not expected to negatively impact the public or nearby property owners.

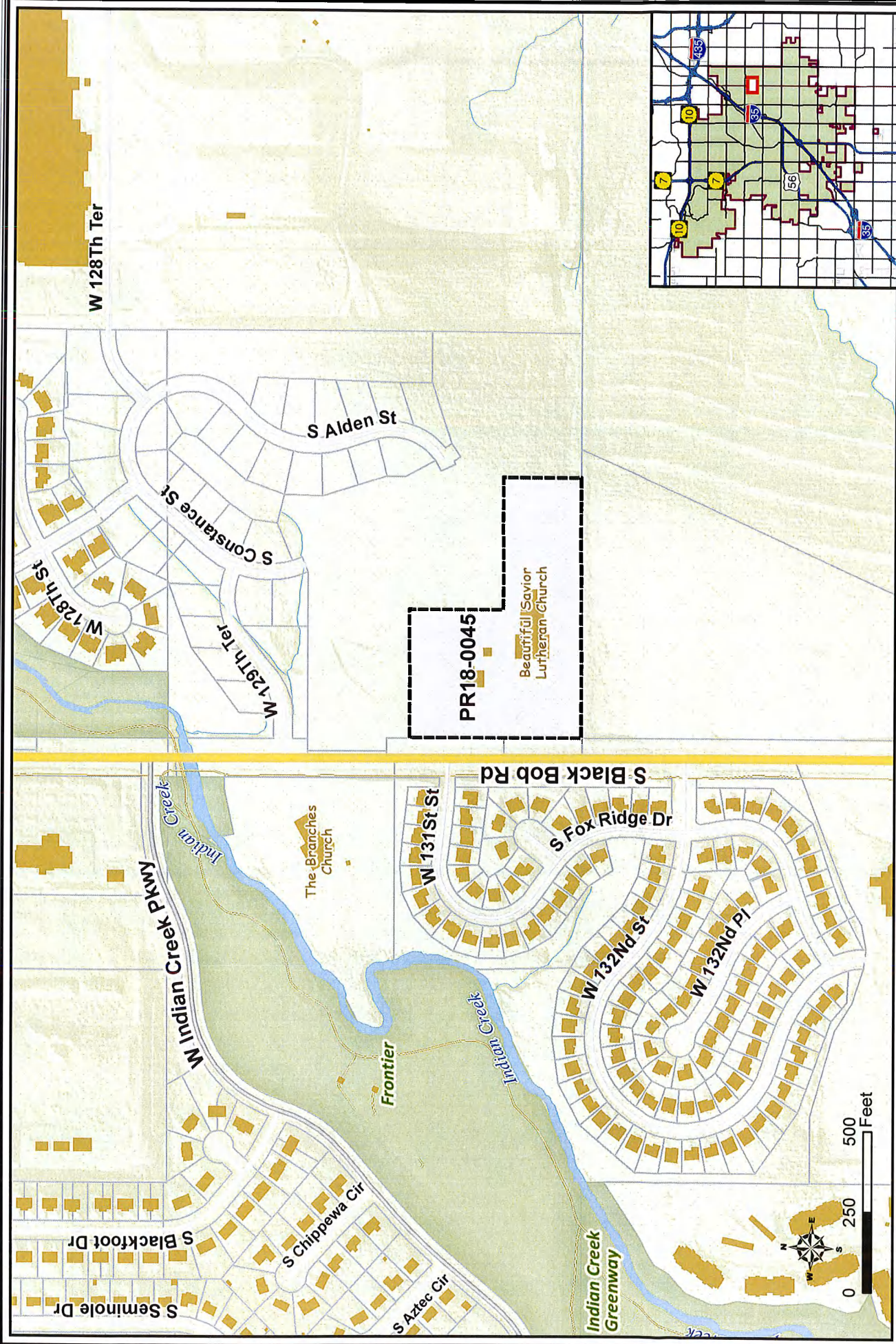
- b. The applicant is also requesting a waiver from *UDO 18.15.035 Building Design Category C* regarding the minimum Category 1 materials requirement. More specifically, the request is to utilize a Dryvit EIFS material as a Category 1 material in lieu of genuine stucco. The applicant intends to utilize the material to maintain compatibility with the existing church building, reduce costs and achieve a similar visual appearance to stucco. The applicant has indicated within the attached waiver request their justification that there have been great improvements in EIFS products and systems that make it a viable alternative and cost-effective product that emulates genuine stucco and offers some performance benefits, such as additional continuous insulation and a redundant moisture barrier.

Staff is supportive of the waiver request as presented for the proposed building addition. If the waiver were approved, the building would consist of 100% Category 1 materials on two facades and the other facades would also exceed the minimum requirements. To further support the request, *UDO 18.15.020.B(2)* details that the permitting agency may approve the material if it is similar in durability, quality, appearance or improves sustainability practices. The applicant provided a sample of the proposed material and staff finds the material to be compatible with the architectural style of the building while providing a durable alternative to the materials typically seen in Building Design Category C. The applicant has employed additional articulation, façade expression and focal point elements above the minimum requirements to ensure the building is presented as a high-quality development with no negative affects on surrounding property owners.

8. Recommendation

Staff recommends approval of the revised preliminary site development plan (PR18-0045) with the following stipulations:

- 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.



BEAUTIFUL SAVIOR LUTHERAN CHURCH
PR18-0045



DEMOLITION KEY NOTES:

- [illegible]

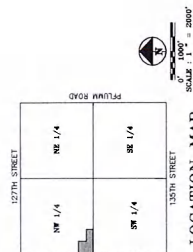
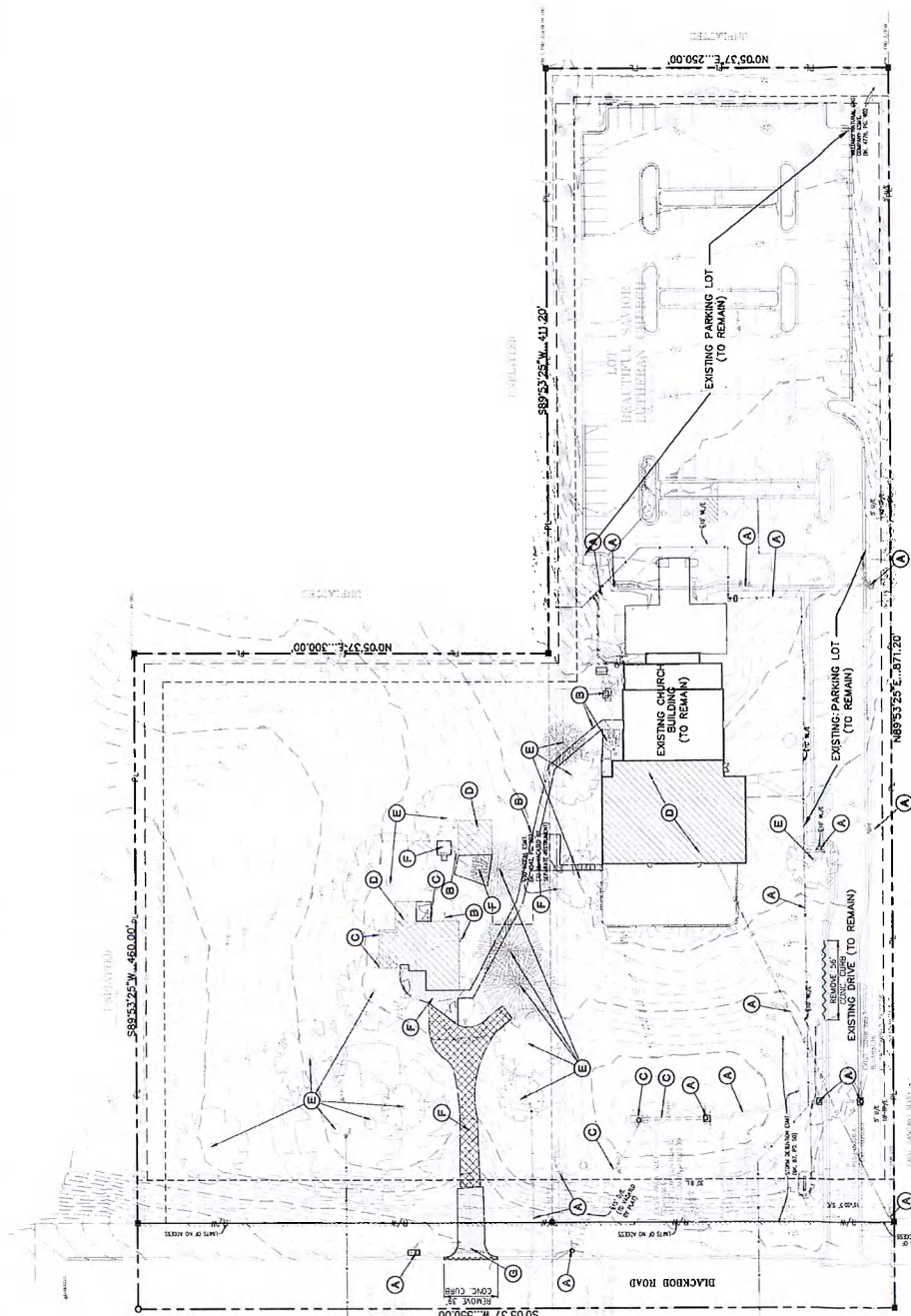
UTILITY COMPANIES

[illegible]

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.












Know what's below.
Call before you dig.

LOCATION MAP
SECTION 28-13-24

OWNER:
BEAUTIFUL SAVIOR LUTHERAN
CHURCH OF OLATHE
13145 S BLACK 808 RD
OLATHE, KS 66062
780-6023

LEGEND:

- | | |
|---|---|
|  | EXISTING CURB |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |

DEMOLITION NOTES:

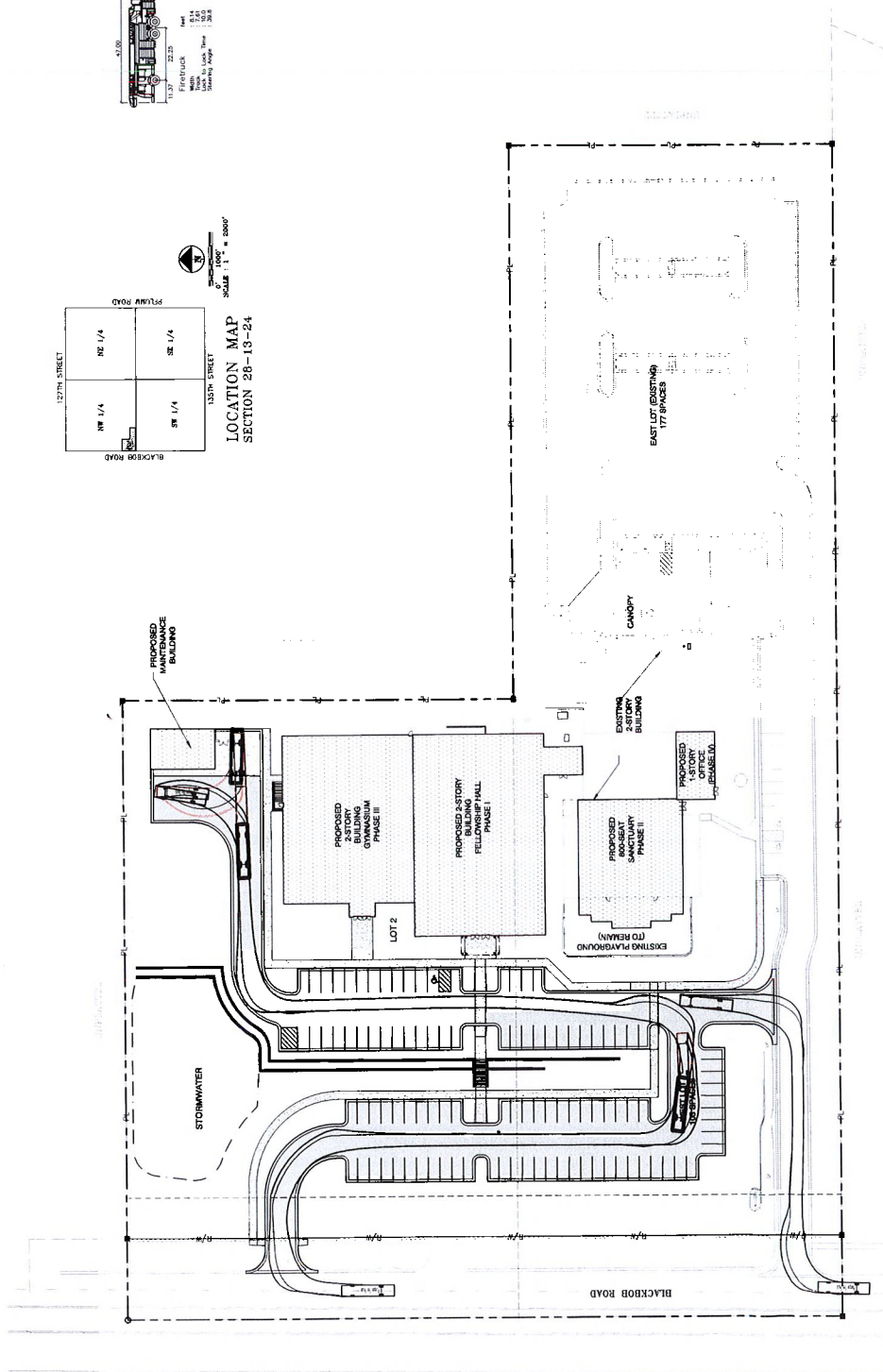
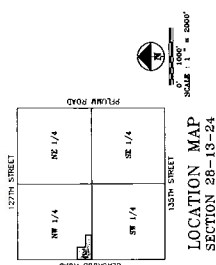
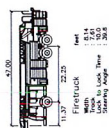
1. THE CONTRACTOR IS RESPONSIBLE FOR THE IDENTIFICATION, LOCATION, AND REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, ELECTRICAL, GAS, WATER, SEWER, AND TELEPHONE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR EXISTING UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING A PRELIMINARY SURVEY OF THE PROJECT SITE TO IDENTIFY ANY EXISTING UTILITIES AND STRUCTURES. THIS SURVEY SHALL BE COMPLETED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL UTILITIES FROM THE SITE AND DISPOSING THE REMAINS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR REMOVAL AND DISPOSAL.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING UTILITIES FROM THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR EXISTING UTILITIES.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/or DEPTH OF EXISTING UTILITIES AS SHOWN ON ANY RECORDS OR PLANS IS NOT TO BE RELIED ON AS BEING EXACT OR CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY REMOVAL ACTIVITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

[illegible]












TRUCK TURN PLAN
BEAUFUL SAVOR LUTHERAN CHURCH
13145 S BLACKBOB ROAD, OLATHE
JOHNSON COUNTY, KANSAS

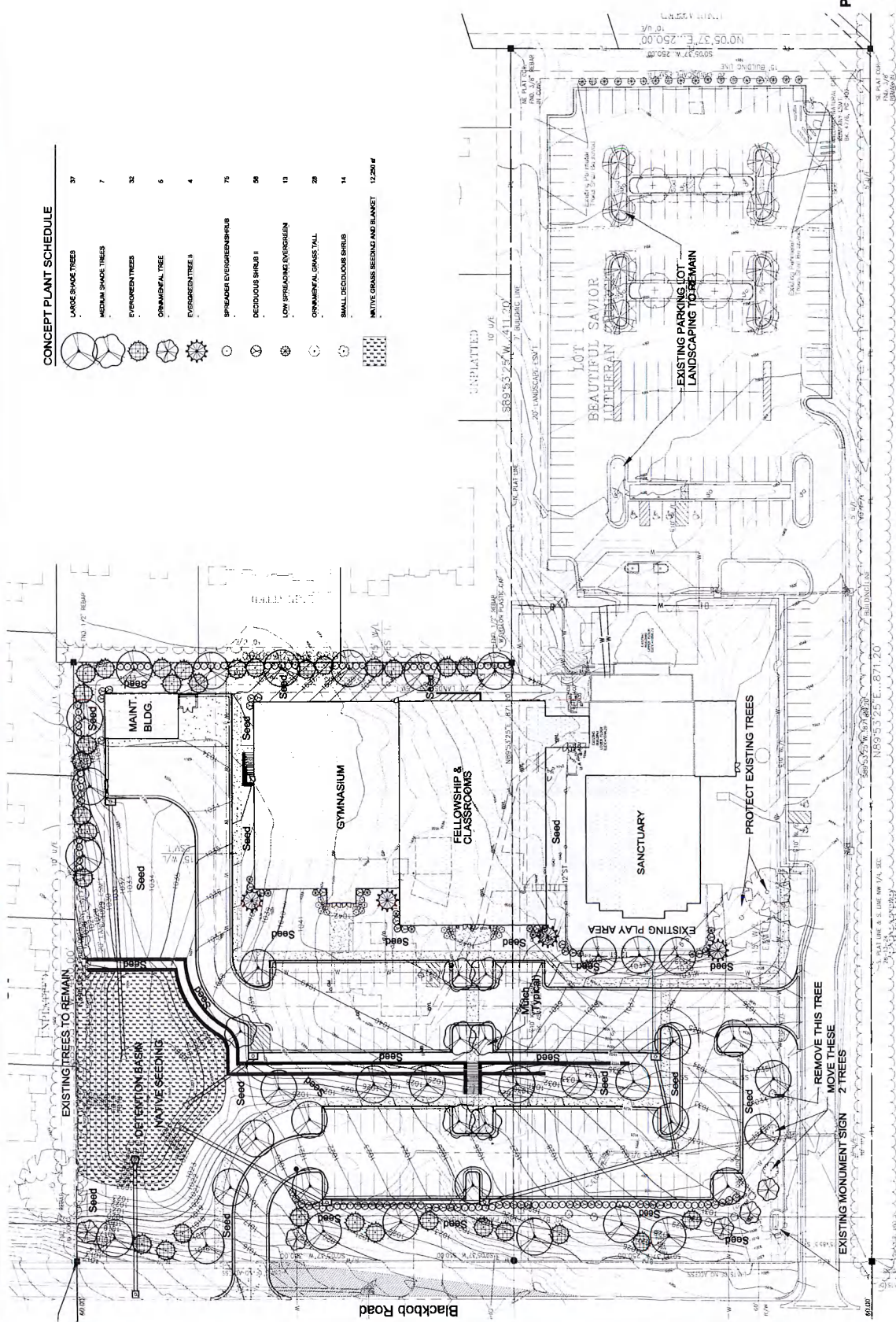
PHILIPS ENGINEERING INC.
1000 N. Wacker Drive
Olathe, Kansas 66061
(913) 367-4455
Fax (913) 367-4456
www.philipsengineering.com

PLAYING
DOWNSTAIRS
WITH A TALKING
TOY



CONCEPT PLANT SCHEDULE

	LARGE SHADE TREES	37
	MEDIUM SHADE TREES	7
	EVERGREEN TREES	32
	ORNAMENTAL TREE	6
	EVERGREEN TREE II	4
	SPREADER EVERGREEN SHRUB	76
	DECIDUOUS SHRUB I	56
	LOW SPREADING EVERGREEN	13
	ORNAMENTAL GRASS/TALL	29
	SMALL DECIDUOUS SHRUB	14
	NATIVE GRASS SEEDING AND BLANKET	12,250 sf



Preliminary Landscape Plan Beautiful Savior Lutheran Church

Office, Kansas



Oppermann LandDesign, LLC
LANDSCAPE ARCHITECTURE
1500 W. 10TH AVE., SUITE 100
OCHA, KANSAS 66041
781.241.4400

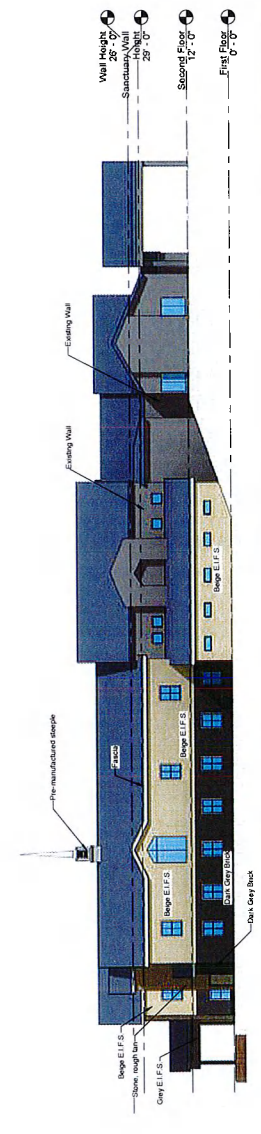
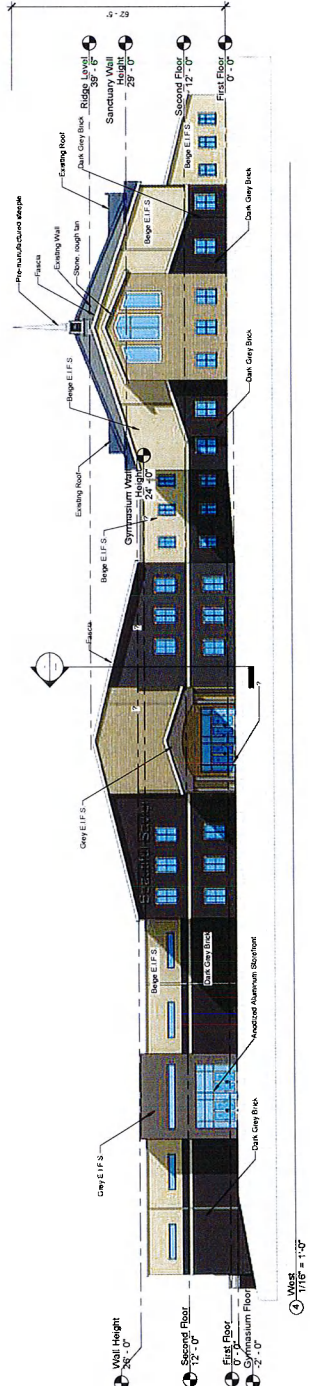
11/6/2018

Site Thruway

25'

215'

Utility Note:
Utilities shown on plan are diagrammatic and should not be relied upon for construction. Call appropriate utility service in Kansas call 1-800-400-SAFE (644-7237) to have utility located.



Composite Standards
Building Design Category 'C'

- West Elevation (Primary Facade)**
- | Material | Square Footage | Percentage of Total |
|-------------------------------------|----------------|---------------------|
| Dark Gray Brick | 1,200 | 35% |
| Medium Aluminum Siding | 1,800 | 55% |
| Gray E.L.F.S. | 2,000 | 60% |
| Sanctuary Wall | 1,000 | 30% |
| Roof | 1,000 | 30% |
| Total Square Footage = 9,548 | | |
- East Elevation**
- | Material | Square Footage | Percentage of Total |
|-------------------------------------|----------------|---------------------|
| Dark Gray Brick | 1,200 | 35% |
| Medium Aluminum Siding | 1,800 | 55% |
| Gray E.L.F.S. | 2,000 | 60% |
| Sanctuary Wall | 1,000 | 30% |
| Roof | 1,000 | 30% |
| Total Square Footage = 6,826 | | |
- South Elevation**
- | Material | Square Footage | Percentage of Total |
|-------------------------------------|----------------|---------------------|
| Dark Gray Brick | 1,200 | 35% |
| Medium Aluminum Siding | 1,800 | 55% |
| Gray E.L.F.S. | 2,000 | 60% |
| Sanctuary Wall | 1,000 | 30% |
| Roof | 1,000 | 30% |
| Total Square Footage = 7,567 | | |
- North Elevation**
- | Material | Square Footage | Percentage of Total |
|-------------------------------------|----------------|---------------------|
| Dark Gray Brick | 1,200 | 35% |
| Medium Aluminum Siding | 1,800 | 55% |
| Gray E.L.F.S. | 2,000 | 60% |
| Sanctuary Wall | 1,000 | 30% |
| Roof | 1,000 | 30% |
| Total Square Footage = 7,567 | | |

Facade Expressions

- A Wall offsets, variations in height, and variations in roof forms have been employed for this section
- B A tower and pinnled roof elements have been employed for this section
- C Change in materials and canopies have been employed for this section
- D 15% Transparent Glass is provided. A waiver is requested for this requirement
- E Entry elements and architectural details have been employed for this section
- F First floor height is 12'
- G Canopies and a courtyard have been employed for this section
- H Building materials on the Primary Facade (West) are 100% Category 1 Materials, which exceed the minimum requirement
- I Building materials on the South Secondary Facade are 100% Category 1 Materials. The rest of the minimum requirement. Building materials on the (North and East) Secondary Facades are min. 60% Category 1 Materials, which meets the minimum requirement.
- J The portion of the building within 50' of a residential district is no more than 35' in height
- K There are no On doors as part of this project
- (We are noting to use the "Dryvit Outisulation Plus MD E.L.F.S. System" as a Category 1 Material. This has previously been approved for the Harvest Bible Church at 159' & Ridgeview in that category)

Elevations

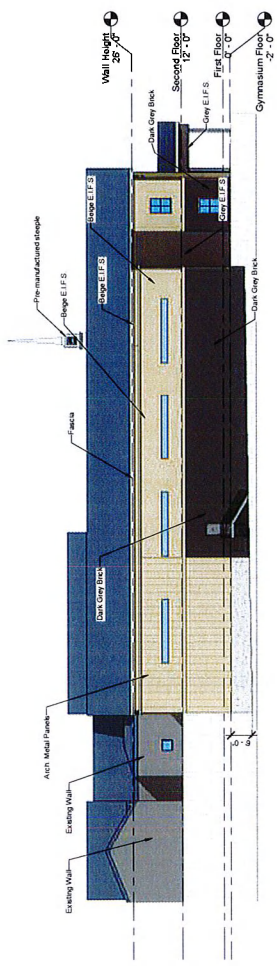
No.	Description	Date
Revision Schedule		

Elevations

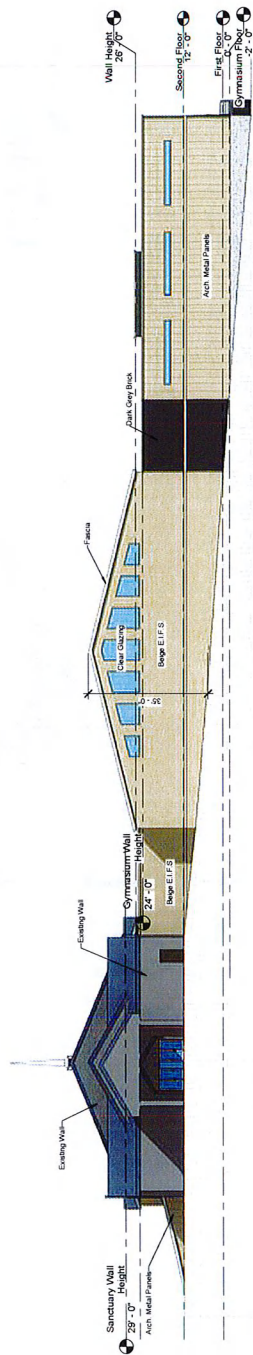
Project number	2090
Date	09/28/2018

A202

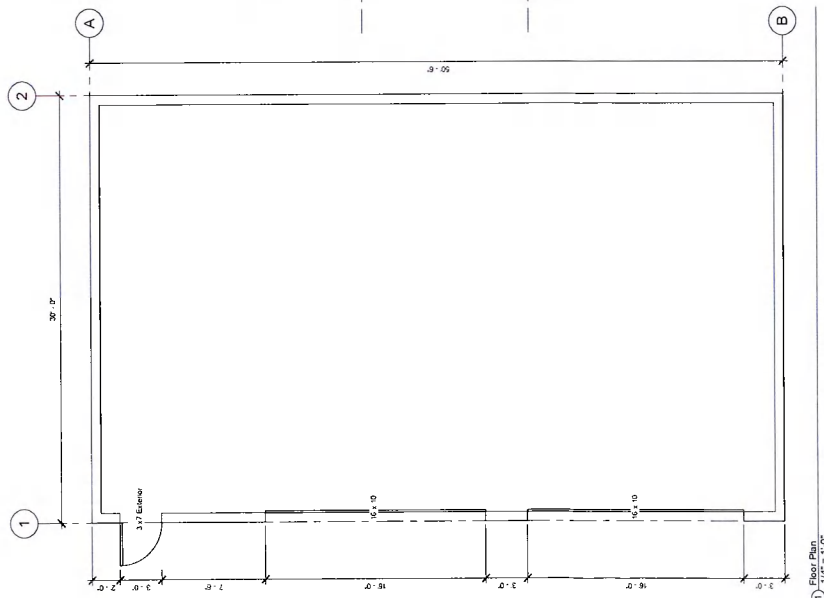
Scale $1/16" = 1'-0"$

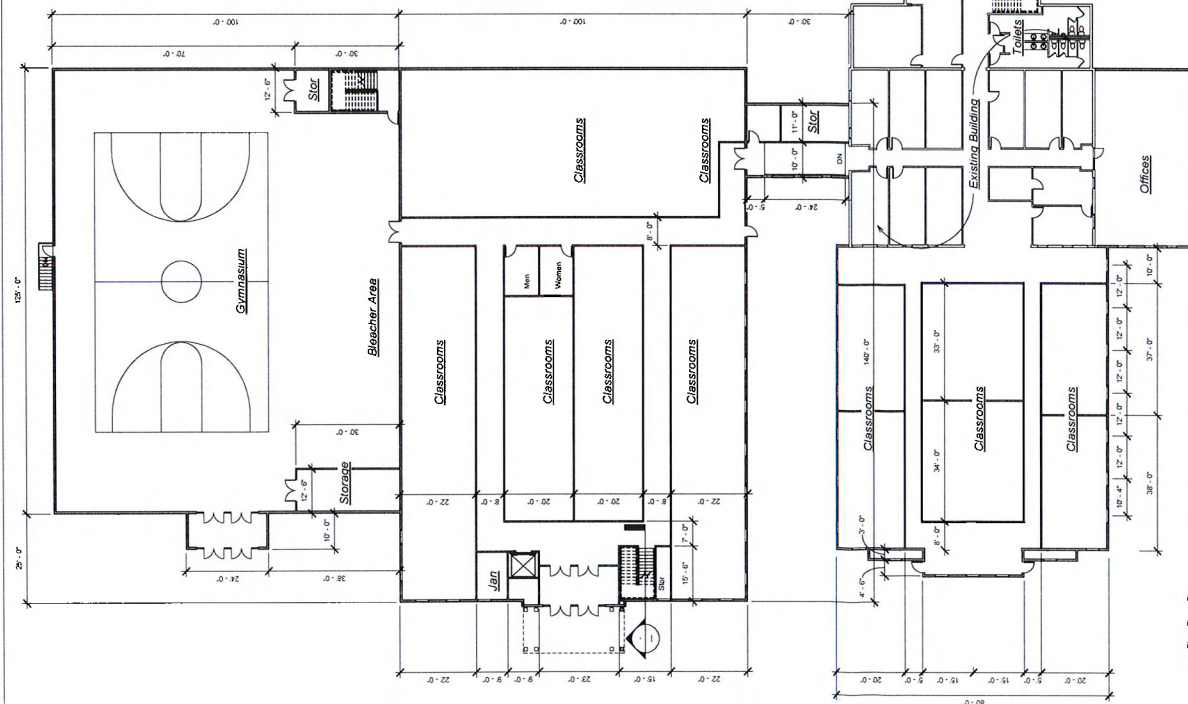


② North
1/16" = 1'-0"

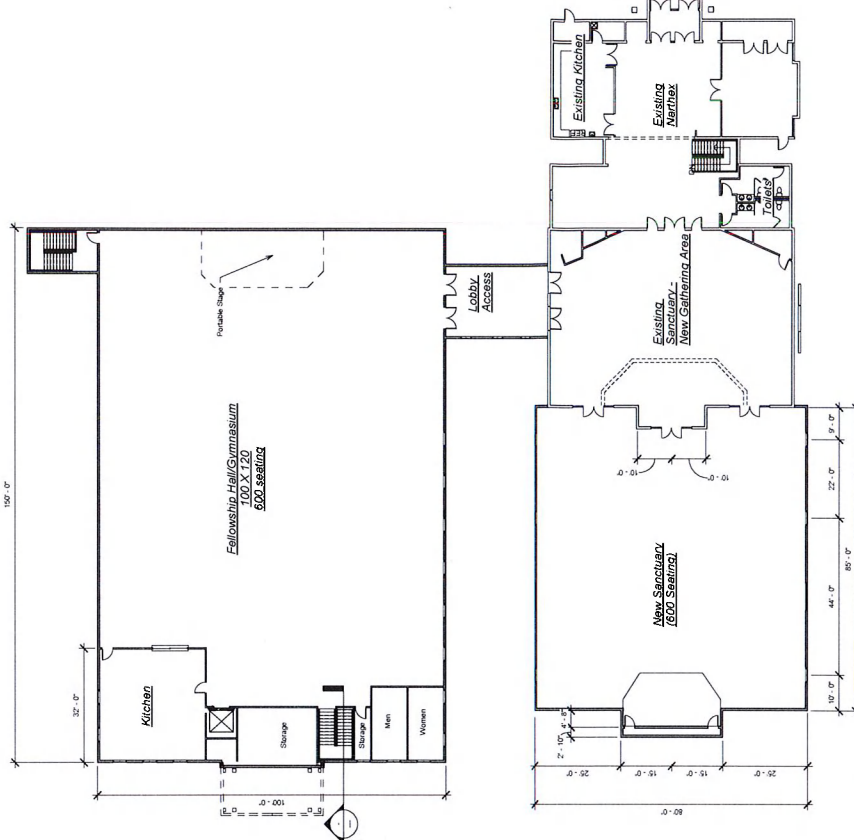


① East
1/16" = 1'-0"





1 First Floor Plan
1/16" = 1'-0"



2 Second Floor Plan
1/16" = 1'-0"

FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION

Scharhag

HERMAN A. SCHARHAG COMPANY ARCHITECTS
6247 Brookside Blvd. #204 Kansas City, Mo 64113
Phone: 816-556-5055 Scharhag@aol.net

BEAUTIFUL SAVIOR LUTHERAN CHURCH

13145 S BLACKBOB

BUILDING ADDITION FOR

No.	Description	Date
1	Revision Schedule	

Floor Plan

Project Number: 2000
Date: 09/26/2018

A101

Scale: 1/16" = 1'-0"



Date: October 4, 2018

To: Kim Hollingsworth, Senior Planner
Olathe Planning Dept.

From: Judd D. Claussen, P.E.
Phelps Engineering, Inc.

Re: **SITE DESIGN NARRATIVE**
Beautiful Savior Lutheran Church at 13145 S. Black Bob Rd.
PEI #180690

Site Composite Standards:
Site Design Category 3 (UDO 18.15.115)

Open Space

- A) Landscaping Adjacent to Sidewalks – Required where building facads are not located in the frontage area.

Landscaping plan has provided this.

- B) Outdoor Amenity Space – Required for development with more than 65% open space or larger than 4 acres.

Project is less than 65% open space, but is larger than 4 acres. We have shown playground play area on the plan.

Parking Placement

- C) Street Frontage Area for Commercial/Mixed Use Buildings (0' min, 15' max from property line)

This was discussed in pre-app meeting and follow up email indicated that churches are exempt from this requirement.

D) Façade Width in Frontage Area (30% minimum of lot width) for commercial / mixed use

Church is not commercial or mixed use, however by inspection the building width is greater than the frontage lot width along Ridgeview.

E) Parking pod Size (40 max. spaces)

This is met per site plan layout with islands in parking lot.

Connectivity

F) Pedestrian Circulation System

Sidewalks provided on site that provides for pedestrian connections between street, parking and building entrances. Differentiating materials at crosswalks in new areas are also provided. There are no transit stops on Ridgeview at this time.

G) Additional Pedestrian Connectivity

Cross-property connections with special paving and landscaping provided.

H) Connections to Driveways on Adjacent Properties

Not applicable. To the north and east are R2 residential. To the south is undeveloped.

Drainage Feature

I) Open Drainage and Detention Areas Design as Amenities

Basin is designed as natural native area, and is not visible to the public due to the grading and berm between the basin and Ridgeview Road.

