



City of Olathe  
City Planning Division

## STAFF REPORT

Planning Commission Meeting: January 14, 2019

<b>Application:</b>	<b><u>PR18-0056</u></b> <b>Revised preliminary site development plan for Travanse Senior Living</b>
<b>Location:</b>	101 W. 151 <sup>st</sup> Street (SWC of 151 <sup>st</sup> Street and I-35)
<b>Owner:</b>	CAVS Olathe Property Owners, L.L.C.
<b>Applicant:</b>	John Petersen, Polsinelli, PC
<b>Engineering:</b>	Judd Claussen, Phelps Engineering
<b>Staff Contact:</b>	Dan Fernandez, Planner II

<b>Site Area:</b>	<u>7.43± acres</u>	<b>Proposed Use:</b>	<u>Independent Senior Living</u>
<b>Zoning:</b>	<u>RP-4</u>	<b>Plat:</b>	<u>Robuke, Lot 1</u>
<b>Building Area:</b>	<u>58,400 sq. ft.</u> (new)	<b>Lots:</b>	<u>1</u>

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Employment Area</b>	<b>Assisted Living</b>	<b>RP-4</b>	<b>3</b>	<b>B</b>
<b>North</b>	Employment Area	Hotel/Commercial	CP-2	-	-
<b>South</b>	Employment Area	Olathe Medical Center (OMC)	CP-O	-	-
<b>East</b>	Employment Area	I-35 ROW	N/A	-	-
<b>West</b>	Employment Area	OMC/Offices	C-O/CP-O	-	-

### 1. Comments:

The application is for a revised preliminary site development plan for Travanse Senior Living located at 101 W. 151<sup>st</sup> Street which is the southwest corner of 151<sup>st</sup> Street and I-35. The proposal is for a 4-story, 60-unit independent senior living facility.

The property is the location of the former Holiday Inn and was rezoned (RZ12-0016) from CP-2 to RP-4 in February 2013. A special use permit allowing a nursing home and

personal care facility (SU12-0013) was approved in February 2013 and was approved without a sunset provision. That is, the permits is valid for this site indefinitely. The number of units proposed for this new facility will be reduced to 96 which is fewer than that permitted 126 with the special use permit. The current nursing and care facility will continue to operate and be connected to the proposed senior living facility by a walkway.



Site Aerial



View looking southwest (OMC in background)

## 2. Zoning Requirements:

- a. **Setbacks** –The building setback requirements for this district are a 15-foot front yard setback, no side yard setback requirement and 5 feet for the rear yards. All building setbacks are being met.
- b. **Building Height** – The maximum height permitted for this district is 50 feet which is the highest point of the proposed building.
- c. **Use** – The proposed use of independent senior living is permitted in the RP-4 District, so no rezoning is required. Revised preliminary site development plans are reviewed and approved by the Planning Commission.

## 3. Development Requirements:

- a. **Access/Streets** –The existing development has an access drive to a private access road and an additional connection through the parking lot of two office buildings located to the west of the site. There is an existing access easement located over these parking areas to allow access to the subject site.
- b. **Parking** – The submitted plans shows 136 existing parking spaces for both facilities. For independent senior housing, the *Unified Development Ordinance (UDO)* requires 1 parking space per unit and a parking analysis is required for assisted living centers. The plan states that there are 33 employees for both facilities. The applicant submitted a parking analysis showing that the existing 136 spaces will be sufficient for both uses.

The submitted parking analysis, which has been included in the Planning Commission packet, uses data provided by the Urban Land Institute (ULI) which is a recognized resource in the planning field. Per the analysis, ULI recommends 0.5 spaces per independent senior living unit, .035 spaces per memory care unit and 0.35 spaces per assisted living unit. Between the 60 independent living units and the 96 assisted living units, the parking requirement adds up to 64 spaces per the

recommendation of the ULI. The remaining parking (72 spaces) would be delegated for employees and visitors. The analysis and submitted plans also show 95 deferred parking spaces which could be built in the future if necessary.

Staff is recommending approval of the number of parking spaces as shown on the plan. The 136 spaces are sufficient to serve the 60-unit independent senior living facility with the remainder being used for visitors and employees. Staff's recommendation is also based on the amount of deferred parking that is being provided should it be needed.

- c. **Lighting** – A photometric plan in compliance with the *UDO* and cutsheets of proposed lighting shall be submitted with the final site development plan application.
- d. **Landscaping/Outdoor Amenity Space** – A landscape plan was submitted showing landscaping along the north property line as well as landscaping around the site and along the foundation of all elevations. There is existing landscaping that will remain along the remaining property lines, within the parking lot islands and along the foundation of the existing building. Additional landscaping shall be added to the west and south side of the detention basin for screening. Also, a landscape plan in accordance with *Section 18.30.130* of the *UDO* shall be submitted with the final site development plan.

For active open space, the existing development has included walking paths, seating areas and an interior courtyard for the assisted living facility. In addition, the proposed new building is adding more walking paths and seating areas. However, since the new building will be for independent living and in order to promote an active community for seniors, staff is stipulating that additional active open space be provided for the residents. This could include, but is not limited to, a dog park, picnic/grilling areas or play/sport areas.

- e. **Public Utilities** – The property is in the City of Olathe water and sewer service areas.
- f. **Stormwater/Detention** – A stormwater detention basin has been included for stormwater runoff within the northeast portion of the property. Landscaping (shrubs) shall be included with the final site development plan along the west and south sides of the basin which are visible to the public.
- g. **Mechanical Equipment** – All rooftop, ground mounted and building mounted mechanical equipment are required to be screened per the *UDO*. A note has been added to the landscape plan stating that all future and existing mechanical equipment will be screened per *UDO* requirements.

Each individual apartment will have its own air conditioning unit. However, the unit will be located within the structure and the vents/grilles of the units will be flush with the side of the building and not extend out. A note has been added to the elevations stating that the vents/grilles for the ac units will not extend beyond the plane of the building face.

#### 4. Site Design Standards:

The proposed development is subject to **Site Design Category 3** (*UDO 18.15.115*). The following is staff's analysis of the composite site design requirements.

<b><i>Composite Site Design (Category 3)</i></b>	<b>Proposed Design</b>
<i>Outdoor Amenity Space</i>	Plans show outdoor seating areas and walking paths near the proposed senior housing facility. Since the facility is independent living, staff is stipulating additional amenities such as grilling areas, dog parks or play areas be added at final development plan.
<i>Parking Pod Size</i>	The proposed parking pods are below the maximum requirement of 40 spaces per parking pod.
<i>Pedestrian Connectivity</i>	Interior sidewalks are included around the building and connect to existing sidewalks throughout the rest of the property and to a sidewalk along the private drive that connects to 151 <sup>st</sup> St.
<i>Connections to Driveways on Adjacent Properties</i>	The development connects to adjacent properties to the west where there is an existing access easement.
<i>Drainage Features</i>	A stormwater detention basin is shown at the northeast corner of the site. Landscaping shall be included on the west and south sides of the basin for screening.

#### 5. Building Design Standards:

The building is subject to **Building Design Category B** (*UDO 18.15.030*). The following is an analysis of the Category B building requirements and proposed design.

<b><i>Composite Building Design (Category B)</i></b>	<b>Required Design</b>
<i>Horizontal Articulation</i>	Horizontal articulation tool (ex. wall offset) used a minimum of every 50 feet of linear façade width
<i>Vertical Articulation</i>	Vertical articulation tool (ex. variation in roof form, height) used a minimum of every 50 feet of linear façade width.
<i>Entry Elements</i>	Features such as awnings/canopies, front porches or stoops shall be used on primary facades
<i>Ground Floor Pedestrian Interest</i>	Tools such as transparent glass, awnings/canopies, or planters shall be used at the ground floor for pedestrian interest
<i>Transparent Glass</i>	Minimum requirement of 25% glass on primary facades
<i>Building Materials</i>	The primary facades require a minimum of 70% Category

	1 Materials and maximum 30% Category 2; secondary facades require a minimum 60% Category 1 and maximum 40% Category 2
<i>Transition standard for projects adjacent to R-1 and R-2 Districts</i>	A building or portion of a building within 100 feet of an R-1 or R-2 District may be no more than 35 feet or two stories in height

- a. **Horizontal Articulation** – All elevations have wall offsets of at least 4 feet to meet this requirement.
- b. **Vertical Articulation** – Roof parapets are included along the rooflines of all elevations and provide variation in roof height of at least 4 feet which is required for buildings greater than 2 stories.
- c. **Entry Elements** – Canopies are included on all elevations and over the entrances into the building.
- d. **Ground Floor Pedestrian Interest** – The building features glass, canopies and sunscreens on the ground floor for pedestrian interest.
- e. **Transparent Glass** - Category B design standards require transparent glass on 25% of primary facades which for this project are all elevations. The amount of glass ranges from 10% to 20%. A waiver from this requirement has been submitted and is described in Section 6 of this staff report.
- f. **Building Materials** – The proposed building consists of glass, brick and fiber cement paneling. The following table reflects the amount of Category 1 and 2 materials on all elevations.

Elevations	UDO Requirement (Category 1/2)	Proposed Category 1	Proposed Category 2
<b>North (Primary)</b>	70%/30% (minimum/maximum)	Glass, brick 82%	Fiber Cement 18%
<b>West (Primary)</b>	70%/30% (minimum/maximum)	95%	5%
<b>South (Primary)</b>	70%/30% (minimum/maximum)	81%	19%
<b>East (Primary)</b>	70%/30% (minimum/maximum)	90%	10%

- g. **Transition Standard Adjacent to Single-Family Neighborhoods** – No portion of the building is within 100 feet of an R-1 or R-2 District.

## 6. Waiver Requests:

The applicant is requesting two waiver requests: one for the glass requirement on primary facades and the third for the residential finished floor being 18 inches above the sidewalk. Per *Section 18.40.240* of the *UDO*, waivers can be granted if certain criteria are met. The applicant has submitted a waiver request which has been included in the Planning Commission packet.

The waiver for the glass requirement is to allow the percentage of glass to range from 10% to 20% on the primary elevations in lieu of the Category B Design Guidelines requirement of 25% on primary elevations.

The second waiver request is for the Site Design Category 3 requirement of the residential finished floor elevation having to be a minimum of 18 inches above the sidewalk.

The applicant is justifying these waiver requests by stating that the development is providing a high-quality design by exceeding the minimum requirement of Category 1 materials and including a variety of architectural features throughout the building. Also, no adjacent parties will be impacted by the waivers and there are no adjacent residential properties to be impacted by the waivers.

## **7. Staff Analysis**

Staff is supportive of the waiver requests because the proposal meets the criteria for waivers found in *Section 18.40.240.E* of the *UDO* as follows:

For the glass requirement, the applicant is providing a high-quality design by exceeding the minimum requirement of Category 1 materials on all elevations and has provided additional architectural features to help break up the elevations. The percentage of glass requested is similar to other multi-family developments that have been approved for glass reduction waivers.

The requirement of the finished floor elevation being at least 18 inches above the sidewalk is for multi-family developments with exterior entrances such as townhomes. This requirement encourages steps to front porches and stoops at the entrances, however, it is not appropriate for a multi-story, senior housing development with interior entrances.

## **8. Staff Recommendation:**

Staff recommends approval of the preliminary site development plan (PR18-0056) with the following stipulations:

- a. A final site development plan application shall be submitted and approved prior to submitting for building permit.
- b. Additional active open space such as a dog park, picnic/grilling areas and play/sports areas shall be added with the final site development plan.
- c. Additional Landscaping shall be included with the final site development plan along the west and south sides of the basin which are visible to the public.
- d. A waiver shall be granted to permit 10% to 20% glass on the primary elevations.
- e. A waiver shall be granted to permit the residential finished floor elevation to be less than 18 inches as required by Site Design Category 3.
- f. The final site development plan shall include an expanded note stating that 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 in accordance with the *UDO* requirements.