



City of Olathe  
City Planning Division

## STAFF REPORT

Planning Commission Meeting: January 28, 2019

<b>Application:</b>	<b>PR18-0054: Revised Preliminary Site Development Plan for Riverview Stone</b>
<b>Location:</b>	901 E. Old 56 Highway
<b>Applicant:</b>	Jeff Kueser; Riverview Stone, LLC
<b>Architect:</b>	Larry Nickerson; Sullivan Palmer Architects, LLC
<b>Staff Contact:</b>	Zachary Moore, Planner II

<b>Site Area:</b>	<u>7.36± acres</u>	<b>Proposed Use:</b>	<u>Office</u>
<b>Zoning:</b>	<u>MP-3</u>	<b>Existing Building Area:</b>	<u>7,614 square feet</u>
<b>Proposed Building Area:</b>	<u>2,400 square feet</u>	<b>Plat:</b>	<u>Lafarge Addition</u>

	Plan Olathe Land Use Category	Use	Current Zoning	Site Design Category	Building Design Category
<b>Site</b>	<b>Industrial Area</b>	<b>Vacant</b>	<b>MP-3</b>	<b>6</b>	<b>F</b>
<b>North</b>	Industrial Area	E. Old 56 Highway	MP-3	-	-
<b>South</b>	Conventional Neighborhood	Interstate-35	N/A	-	-
<b>East</b>	Industrial Area	Office/Warehouse	M-3	-	-
<b>West</b>	Industrial Area	Railroad right-of-way	M-2/MP-3	-	-

### 1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for a new 2,400 square foot office building for Riverview Stone, specifically located at 901 E. Old 56 Highway. The subject property is located south of E. Old 56 Highway, at the west end of the access road, which extends west from S. Church Street. The subject property is

bordered on the north side by E. Old 56 Highway right-of-way, to the west by railroad right-of-way, to the south by Interstate-35 right-of-way, and to the east by existing industrial development.

The new office building that is proposed with this revised preliminary site development plan will serve the Riverview Stone business that exists on site. Office buildings for industrial uses are an allowed use in the MP-3 (Planned General Industrial) District. This revised preliminary site development plan requires consideration by the Planning Commission because the revisions to the previously approved development plan (PR-10-006) constitutes a “major change” per *UDO, Section 18.40.120*, because the proposal includes an increase in the total floor area of all nonresidential buildings covered by the plan of more than 5 percent. The previously approved plan included 9,414 total square feet of nonresidential buildings, while this iteration of the plans with the new office building to be constructed, includes 10,014 total square feet of nonresidential buildings, for a net increase in square footage of 600 square feet, or 6.3 percent. The existing 1,800 square foot office building will be removed from the property.

## **2. History:**

The subject property was rezoned from M-3 (Heavy Industrial) to MP-3, Planned Heavy Industrial District and had a final site development plan approved in March 1993 to allow for a ready-mix concrete facility, which operated on site until 2010, when Riverview Stone took over the property. A revised preliminary site development plan was approved in 2010 for Riverview Stone at the subject property and included a new 1,800 square foot office building in addition to an existing 7,614 square foot building which housed an office and a workshop, where stone some limited stone cutting activity occurs.

The proposed development includes a new office building to replace an existing office, which will be removed from the property. The subject property also contains an existing shop 7,614 square foot office/shop building, which records show was built in 1962.

## **3. Existing Conditions/ Site Photos:**

The subject property is currently developed with a stone cutting and manufacturing facility.



*View of subject property looking south from E. Old 56 Highway*



*Aerial view of the subject property – western property outlined in navy*

#### 4. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on December 26, 2018. There was one attendee at the Neighborhood Meeting who was there to gather information on the project. That citizen did not express any issues or concerns with the plan to the applicant, per the meeting minutes, which are included within this packet.

Staff has not received any correspondence from the general public regarding this application.

#### 5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed for buildings in the MP-2 District is 12 stories, not to exceed 144 feet. The building proposed with this application is one story and will reach a maximum height of 21 feet from grade, therefore, the building is compliant with the maximum height standards of the MP-3 District.
- b. **Setbacks** – The proposed development meets the required setbacks for buildings in the MP-3 district. For buildings in the MP-3 district, setbacks are as follows: Front Yard (minimum) – 20 feet from street right-of-way, Side Yards – 10 feet, Rear Yard – 10 feet from property lines. Parking and paving setbacks are as follows: Front Yard – 20 feet, Side Yard – 7 ½ feet, and Rear Yard – 7 ½ feet. All buildings included within this revised preliminary site development plan are compliant with the setbacks for the MP-3 District.

## 6. Site Design Standards:

The subject property is located in the future land use designation of Industrial Area according to the *Comprehensive Plan* and the development is subject to **Site Design Category 6** (UDO 18.15.130). The following is a summary of the composite site requirements.

- a. **Parking Pod Size** – Parking for developments in Site Design Category 6 must be separated into pods no greater than 320 stalls. The largest parking pod that is provided on site is 8 stalls.

## 7. Building Design Standards:

The subject property is located in the future land use designation of Industrial Area according to the *Comprehensive Plan* and the development is subject to **Building Design Category F** (UDO, Section 18.15.050)

<b>Building Design Standard</b>	<b>UDO Requirement (Category F)</b>
	Proposed Design
<i>Primary Façade Expression</i>	<b><i>All buildings in Category F must incorporate façade expression to add visual interest. One story buildings must incorporate at least one façade expression option.</i></b>  The proposed building employs the option of increased material quality on the primary façade by using a total of 97% Category 1 and Category 2 materials.

### Proposed Building Materials

Primary façades on buildings within **Building Design Category F** are required to have a minimum of 20% Category 1 materials, minimum 60% Category 2 materials, and a maximum 20% Category 3 materials. Secondary façades on buildings within **Building Design Category F** are required to have a minimum 20% Category 1 or 2 materials, and a maximum 80% Category 3 materials. The primary façade (north façade) is comprised of 97% Category 1 materials (natural stone veneer and stucco), and 3% Category 3 materials (metal panels). The remaining 11% of the façade is made of aluminum doors and windows, which are Category 2 materials.

The west, south, and east façades are all considered to be secondary façades, and all incorporate a minimum of 20% Category 1 materials by providing a stone veneer band around the base of the building. The balance of each of the secondary façades is comprised of metal panels, doors, and aluminum windows. The proposed building materials on each façade meet or exceed the standards set forth in Building Design Category F.

The material proposed to be used on the roof is a blue standing seam metal. Standing seam metal is an allowed roofing material for industrial buildings, and staff is supportive of the blue color based on the framing that it provides with the blue banding just above the stone veneer around the base of the building.

**8. Parking:**

Parking for industrial uses not specifically listed are required to be provided at a rate of 2.5 stalls per 1,000 square feet of floor area devoted to office uses. The applicant is providing a total of 8 new parking stalls for the new building, which complies with the minimum requirement of 6 required parking stalls. The previously approved site development plan provided 13 total parking stalls for the existing 1,800 square foot office building, which will be removed with construction of the new building and its associated parking. Therefore, the parking is being reduced to a number that staff finds appropriate for the proposed use, while meeting the minimum Code requirement.

**9. Landscaping:**

The applicant has provided a preliminary landscape plan with the revised preliminary site development plan, on which, new plantings to the east of the proposed building along the property line to comply with the Type 1 buffer requirement. There is existing landscaping along the front property line, adjacent to the E. Old 56 Highway, which screens the site from the Old 56 Highway right-of-way. There is existing landscaping to the northwest and northeast of the site, which will remain, with the exception of approximately 3,700 square feet of impervious area. All exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers will be screened from public view with landscaping. All parking areas will be screened a minimum of 3 feet in height from public view.

**10. Staff Recommendation:**

Staff recommends approval of the revised preliminary site development plan (PR18-0054) with the following stipulations:

- A. A final site development plan shall be submitted and approved prior to issuance of building permits.
- B. As required by the *UDO*, 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.
- C. All new on-site wiring and cables shall be placed underground.