



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: January 28, 2019

Application:	<u>PR18-0057</u>	Revised preliminary site development plan for Olathe Station
Location:	Southeast corner of Strang Line Road and Strang Line Court	
Owner/ Applicant:	Holmes III, LLC, Eric Gonsher	
Architect:	Klover Architects, David Eskov	
Staff Contact:	Sean Pendley, Senior Planner	

Site Area:	<u>40.7± acres</u>	Proposed Use:	<u>Hotel, restaurant</u>
Zoning:	<u>C-2/ CP-2</u> (Planned Commercial District)	Plat:	<u>Olathe Station Three, Replat of Lot 1</u>
Building Area:	<u>64,756 sq. ft.</u> (hotel – 4 floors) <u>7,000 sq. ft.</u> (restaurant)	Lots:	<u>2</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Regional Commercial	Vacant (Olathe Station)	C-2/ CP-2	3	C/D
North	Regional Commercial	Hotel/ Restaurant	C-2	-	-
South	Regional Commercial	Hotel	C-2/ CP-2	-	-
East	Regional Commercial	Restaurant	C-2/ CP-2	-	-
West	Regional Commercial	Gas Station/ Hotel	C-2/ CP-2	-	-

1. Comments:

The following is a revised preliminary site development plan for Olathe Station, including TownePlace Suites hotel and a free-standing restaurant. The proposed development includes a 4-story hotel with 112 guest rooms and free-standing restaurant in the northwest corner of the shopping center. The hotel and restaurant will replace a multi-tenant commercial building that previously included Cosmic Jump. This building was recently demolished and is now a vacant lot with surface parking.



Aerial photo of Olathe Station site

The original development plan for Olathe Station Phase II (PR-44-96) was approved in 1996. The plan included a 27,000 square foot multi-tenant retail building on the subject property. The proposed development consists of a hotel with a total building area of 64,756 square feet and restaurant with 7,000 square feet which is considered a major change according to the *Unified Development Ordinance (UDO)* since the increase in building area is greater than five percent. Therefore, a revised preliminary development plan is required. A similar revised development plan was approved for Olathe Station last year for the Courtyard by Marriott hotel that is currently under construction on the adjacent lot to the south. A Community Improvement District (CID) has been approved for the shopping center redevelopment and an amendment to the development agreement was approved by City Council on January 22, 2019 to allow a second hotel in Olathe Station.

2. Neighborhood Notice:

The applicant mailed notices to all property owners within 500 feet of the site according to UDO requirements. A neighborhood meeting was not required for the proposed application.

The property owner to the east of Olathe Station, who is part of the Santa Rosa shopping center, has contacted City staff and expressed opposition to the proposed application. Attached is a letter from the owner which indicates the opposition is due to another hotel under development in Olathe Station (Courtyard Marriott) and other sites that have been approved for new hotels in the surrounding area (see attached letter). A preliminary development plan (PR18-0020) and final plat for Falcon Hospitality First Plat (FP18-0015) was approved for two hotels and an office building in the Santa Rosa shopping center. A final site development plan has not been submitted for any of these buildings.

Staff has contacted the adjacent owner and advised them that the subject application is for a revised preliminary development plan only, which does not require a public hearing.



(View of site, looking northeast from Strang Line Court)

3. Zoning Requirements:

- a. **Land use** - The current zoning for the property is C-2/CP-2 (Planned General Business District). Various commercial uses, including retail, restaurants and hotels are permitted in C-2 and CP-2 districts.
- b. **Setbacks** – The proposed building and parking/paving meets the required setbacks for C-2 and CP-2 districts. The parking spaces along Strang Line Road and Strang Line Court will remain as existing.
- c. **Building Height** – The proposed hotel is 56 feet to the top of the roof parapets. There are also slope roof elements that extend the height of the building to 63 feet. The maximum building height for standard C-2 districts is 35 feet from finished grade. However, buildings are permitted up to 60 feet with higher building design standards (Category C). The hotel building design and materials shall comply with

Building Design C standards. In addition, accessory towers, such as the sloped roofs on the hotel, are exempt from the zoning district height limits per *UDO 18.30.110*.

The restaurant is approximately 21 feet in height with roof parapets that extend up to 25 feet.

4. Development Requirements:

- a. **Access/Streets** – The site has access from existing private drives within Olathe Station and an access drive from Strang Line Court. The existing cross-access drive on the east side of the proposed hotel will remain. The Traffic Engineering staff has reviewed the proposed development plan and there are no traffic improvements required.
- b. **Parking** – The site plan shows a total of 105 parking spaces for the hotel and 194 spaces for the restaurant. New parking spaces are provided around the buildings and there are existing parking spaces that will remain with the new development. There is parking agreement in Olathe Station which allows for shared parking throughout the shopping center. The minimum requirement for hotels is one (1) space per guest room and one (1) space for each two employees on the largest shift. The minimum required parking for the hotel is 105 spaces.

Restaurants are required to provide one (1) parking space for every three seats. Based on the number of estimated seats, the restaurant is required to provide at least 111 spaces. The site plan identifies three (3) accessible parking spaces for the hotel and three (3) spaces for the restaurant per ADA requirements.

- c. **Lighting** – A parking lot lighting plan has not been submitted with the preliminary site development plan. Photometric plans shall be submitted with the final site development plans and the lighting shall comply with *Unified Development Ordinance (UDO)* requirements.
- d. **Landscaping** – There are existing trees and shrubs along Strang Line Court and landscape islands within the parking lot. The landscape plan includes new deciduous trees and ornamental trees around the parking lot and hotel. There are new landscape islands proposed within the parking lot and shrubs are identified for parking areas facing the private drive. The landscape islands show a combination of sod and shrubs in addition to shade trees. Foundation landscaping is also included on all sides of the hotel and restaurant.

Ornamental trees are required along Strang Line Road and Strang Line Court per UDO requirements.

- e. **Stormwater/Detention** – There is an existing regional detention basin within Olathe Station and the basin is designed to accommodate stormwater for the development. A preliminary drainage plan and stormwater calculations have been submitted.
- f. **Public Utilities** – The site is located within the City of Olathe water and sewer service area. Utilities are available to the site
- g. **Fire/Building Codes** – Fire lane marking and sign locations shall be identified on the site plan when submitting for final site development plans. Where fire hydrants are

provided adjacent to the road, at least that area of the road (the length of the apparatus) is required to be 26 feet wide.



(View of site looking East from Strang Line Court)

5. Site Design Standards:

The subject property is located in a Regional Commercial Center according to the *Comprehensive Plan* and the development is subject to **Site Design Category 3** (*UDO 18.15.115*) and **Site Design Category 4** (*UDO 18.15.120*). The applicant provided a site analysis for both buildings. The following is a summary of the composite site requirements.

- a. **Outdoor Amenities** – The proposed plan identifies an outdoor plaza with seating along Strang Line Road to the east of the restaurant. The gathering area consists of decorative concrete with an arbor, seating and landscaping for outdoor amenities. In addition, the development is subject to the public art ordinance, and there will be sculptures or artwork installed on the property or within the common areas for Olathe Station. Details for the art shall be identified on final site development plans.
- b. **Pedestrian Connectivity** – There are existing sidewalks along Strang Line Court and within the private drives in Olathe Station. The site plan identifies a new decorative crosswalk on the access drive and sidewalk connections to the hotel and restaurant.
- c. **Parking Pod Size** – The Site Design Category 3 standards recommend a maximum parking pod size of 40 spaces. The parking area for both the hotel and restaurant include interior landscape islands to break up the parking areas as required.
- d. **Drainage Features** – There is an existing regional detention basin off-site. The development is not subject to new open detention or drainage features.

6. Building Design Standards:

The proposed hotel is subject to **Building Design Category C** (*UDO 18.15.035*) due to the height of the building. The restaurant is subject to **Building Design Category D** (*UDO 18.15.040*). The applicant provided an architectural analysis for both buildings. The following is summary of the composite design requirements and proposed design for the hotel and restaurant.

<i>Building Design Standard</i>	<i>UDO Requirement (Category C and D)</i> Proposed Design
<i>Horizontal Articulation</i>	<i>One or more wall offsets or projections must be used every 50' of primary façade width.</i> Wall projections and canopies area provided on all sides of the hotel and restaurant.
<i>Vertical Articulation</i>	<i>Variation in height of at least 4' required for buildings greater than two stories.</i> Raised parapets and tower elements with changes in height of 2' – 4' proposed on all sides of the hotel. Raised parapets of 2' – 4' are provided for two sides of the restaurant.
<i>Focal Point Element</i>	<i>Towers or raised parapets of at least 4' are required on primary facades.</i> The hotel includes tower elements on all primary facades with 4' height increase above the roof parapets. The restaurant includes a raised parapet on the north façade facing Strang Line Road.
<i>Transparent Glass</i>	<i>Requirement for 30% glass on primary facades (Building Design C standards - Hotel).</i> The proposed elevations for the hotel and restaurant include 30% - 39% glass on primary facades. <i>Requirement for 20% glass on primary facades (Building Design D standards - Restaurant).</i> The proposed elevations for the hotel and restaurant include 22% - 28% glass on primary facades

- a. **Primary Façade Expression** – The main entrance on the East façade of the hotel includes canopies and a covered patio. The North and South facades include canopies at the entry doors. The restaurant includes canopies and awnings on all elevations.
- b. **Building Materials** – The proposed hotel consists of stone veneer, stucco, fiber cement panels and glass. The restaurant includes brick, stone, stucco, glass and metal. The applicant has submitted details for the building elevations including renderings and calculations for materials on both buildings.

Proposed Materials for TownePlace Suites

Primary Facades	Category 1 (min. 80%)	Category 2	Category 3
East Elevation	Stone/ Stucco/ Glass (82%)	Cement fiber panels (18%)	(0%)
West Elevation	Stone/ Stucco/ Glass (85%)	Cement fiber panels (15%)	(0%)
North Elevation	Stone/ Stucco/ Glass (92%)	Cement fiber panels (8%)	(0%)
South Elevation	Stone/ Stucco/ Glass (92%)	Cement fiber panels (8%)	(0%)

The following are building materials requirements for primary facades under Category C and D design standards:

Primary Facades

- Category 1 (80% minimum for Category C, 70% minimum for Category D) – sample materials: brick, stone, stucco, glass
- Category 2 – sample materials: architectural metal, plain concrete
- Category 3 – sample materials: metal, EIFS

Proposed Materials for Restaurant

Primary Facades	Category 1 (min. 70%)	Category 2	Category 3
East Elevation	Brick/ Stone/ Stucco/ Glass (89%)	Metal/ Fiber Cement (11%)	(0%)
West Elevation	Brick/ Stone/ Stucco/ Glass (91%)	Metal/ Fiber Cement (9%)	(0%)
North Elevation	Brick/ Stone/ Stucco/ Glass (91%)	Metal/ Fiber Cement (9%)	(0%)
South Elevation	Brick/ Stone/ Stucco/ Glass (90%)	Metal/ Fiber Cement (10%)	(0%)

7. Recommendation:

Staff recommends approval of the revised preliminary site development plan (PR18-0057) with the following stipulations:

- a. Final site development plans shall be approved prior to issuance of building permits.
- b. The development is subject to the City's public art ordinance (No. 17-16). The final site development plans shall identify details for the type and location of art to be installed within Olathe Station.
- c. The final site development plans shall comply with the development agreement for Olathe Station.
- d. Parking lot lighting plans, in accordance with *UDO* requirements, shall be submitted and approved with the final site development plans.
- e. The final site development plans shall include ornamental trees along Strang Line Road and Strang Line Court per *UDO 18.30.130*.
- f. The final landscape plans shall include trees and appropriate ground cover in all landscape areas per *UDO* requirements.
- g. The final site development plans shall include notes for all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, to be screened from public view with landscaping or an architectural treatment compatible with the building architecture per *UDO 18.30.130*.