



City of Olathe
City Planning Division

STAFF REPORT

Planning Commission Meeting: March 25, 2019

Application:	<u>PR19-0005</u> Revised preliminary site development plan for Olathe Animal Hospital
Location:	13800 W. 135 th Street
Owner/Applicant:	Clare Romain Trust
Architect:	Chris Herre, Rose Design Group
Staff Contact:	Dan Fernandez, Planner II

Site Area:	<u>0.83± acres</u>	Current Use:	<u>Animal Hospital</u>
Zoning:	<u>C-2</u>	Plat:	<u>Greenwood Plaza Shopping Center, 1st Plat, Lot 6</u>
Building Area:	<u>623 sq. ft. addition</u> (5,523 sq. ft. total)	Lots:	<u>1</u>

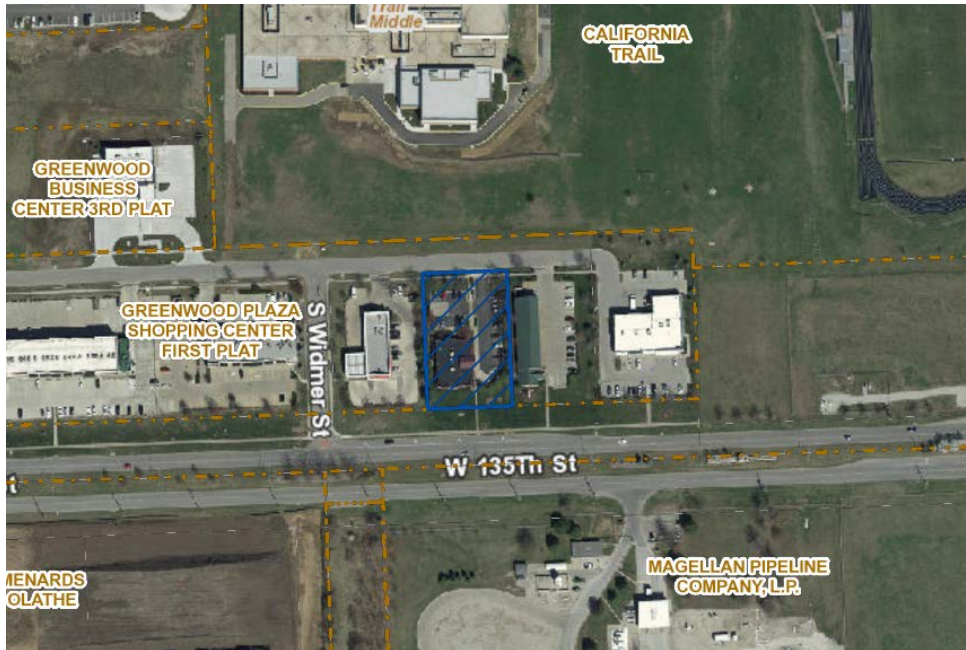
	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Animal Hospital	C-2	-	-
North	Conventional Neighborhood	Middle School	R-1	-	-
South	Conventional Neighborhood	135 th Street	N/A	-	-
East	Conventional Neighborhood	Automotive Services	CP-2	-	-
West	Conventional Neighborhood	Commercial	C-2	-	-

1. Comments:

The application is for a revised preliminary site development plan for Olathe Animal Hospital located at 13800 W. 135th Street. The existing building is approximately 4,900 square feet and the proposed addition is for 623 square feet and would house additional animal services and a break room for the employees. The total square footage of the building after the addition will be about 5,500 square feet. Per the *Unified Development*

Ordinance (UDO), additions over 5% are considered major changes and are required to be reviewed by the Planning Commission. The proposed addition is a 13% increase to the existing square footage.

A rezoning and preliminary site development plan (RZ-13-95) for the site were approved in July 1995.



Site Aerial



View of north elevation from 134th Place, side of building addition

2. Zoning Requirements:

- a. **Setbacks** – The minimum setback requirements and proposed setbacks are as follows:

	<i>UDO Requirement</i>	<i>Proposed Plan</i>
<i>Front Yard</i>	15 feet from property line	Not applicable, addition on rear of property
<i>Side Yard</i>	7½ feet from the property line	50 feet and 70 feet
<i>Rear Yard</i>	7½ feet from the property line	95 feet

The current parking/paving setbacks meet the current UDO requirements of 15 feet from street right-of-way and 10 feet from property lines and there are no changes proposed for the parking lot and paving areas.

- b. **Building Height** – The maximum height permitted for the C-2 District is 35 feet. The highest point of the addition is approximately 16 feet 8 inches.

3. Development Requirements:

- a. **Access/Streets** – The subject property has an existing access drive to W. 134th Place which is a private street. There are no proposed changes to the access drive or private street with this application.
- b. **Parking** – The *UDO* requires 1 parking space per 1,500 square feet of building area for animal care services which includes animal hospitals. Based on the 5,500 square feet of total building area, 4 spaces are required. The existing parking area has parking for 26 vehicles.
- c. **Landscaping** – The property is well landscaped throughout including trees around the perimeter and interior of the site and parking/paving screening. The applicant has added foundation landscaping along the south elevation which faces 135th Street.
- d. **Public Utilities** – The property is in the City of Olathe water and Johnson County Wastewater service areas.
- e. **Stormwater/Detention** – The site is less than 1 acre and does not require stormwater detention.

4. Building Design Standards:

Additions to the existing buildings do not have to meet a *UDO* design category per *Section 18.60.020.F*. The purpose of this section is to allow existing buildings to be expanded or enlarged in a manner that matches the existing building design and materials. The proposed addition for Olathe Animal Hospital is required to be compatible with the existing buildings in terms of materials and color.

The plans show an existing 4,900 square foot building with a 623 square foot addition that is to be located on the north side of the existing building. The current building is constructed of smooth face and split face CMU with standing seam metal roofing. Both the materials and colors of the addition will match the existing building.

5. Staff Recommendation:

Staff recommends approval of the preliminary site development plan (PR19-0005) with the following stipulations:

- a. A final site development plan application shall be submitted and approved prior to submitting for building permit.
- b. The final site development plan 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 in accordance with UDO requirements.
- c. Details for type and size of shrubs along the south foundation shall be provided with the final site development plan.