



City of Olathe

City Planning Division

## STAFF REPORT

Planning Commission Meeting: March 25, 2019

<b>Application:</b>	<b>PR19-0004: Revised Preliminary Site Development Plan for Builders Stone</b>
<b>Location:</b>	707 N. Lindenwood Drive
<b>Owner/Applicant:</b>	Brandon Becker; Ace Properties, LLC
<b>Engineer:</b>	Jim Long, Allenbrand-Drews and Associates, Inc.
<b>Staff Contact:</b>	Shelby Ferguson, Planning Consultant

<b>Site Area:</b>	<u>1.99 ± acres</u>	<b>Proposed Use:</b>	<u>Office/warehouse and outdoor storage</u>
<b>Building Area:</b>	<u>10,000 square feet</u>	<b>Plat:</b>	<u>Landmark Business Park Second Plat</u>
<b>Zoning:</b>	<u>M-1</u>		

	<b>Plan Olathe Land Use Category</b>	<b>Current Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Industrial Area</b>	<b>Vacant Building</b>	<b>M-1</b>	<b>6</b>	<b>F</b>
<b>North</b>	Industrial Area	Office/Warehouse	M-1	-	-
<b>South</b>	Industrial Area	Office/Warehouse	M-2	-	-
<b>East</b>	Mixed Density Residential Neighborhood	Office	CP-O	-	-
<b>West</b>	Industrial Area	Self-Storage	MP-1	-	-

### 1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for architectural updates to the existing warehouse/office along with a new outdoor storage area located at 707 N. Lindenwood Drive. The site currently includes an existing (and vacant) 10,000 sq.ft. building with surface parking. At this time the future tenant has not been identified and the applicant is preparing the building with future needs in mind to accommodate a user who may want outdoor storage.

Warehouse, offices and outdoor storage areas are permitted per Section 18.20.500 of the UDO in this M-1 zoning district. The revised preliminary site development plan requires consideration by the Planning Commission because the revisions constitute a “major change” per UDO, Section 18.40.120. Decrease of areas devoted to open space of more than five (5) percent or the substantial relocation of such areas, constitute the “major change” to the site development plan.

## **2. History:**

The subject property was platted in 1984 as part of the Landmark Business Park Second Plat (P-41-83). Zoning from R-1 to M-1 was established on the property in 1973, as part of RZ-22-73. In 1984 a plan review (PR-52-84) was submitted and approved by the Planning Commission for Office/Warehouse building on this site. The building was constructed in 1985 and remains as the existing structure today.

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

The building on the subject site is currently vacant. Photos of the site may be found below.



*View of the existing building, looking west*



*View of existing building, looking southwest*



*Aerial view of the subject property (outlined in yellow)*

**4. Neighborhood Meeting/Correspondence:**

The applicant held a neighborhood meeting February 26, 2019. There were no members of the general public in attendance and staff has not received any correspondence or inquiries.

**5. Zoning Requirements:**

- a. **Building Height** – The maximum height allowed for buildings in the M-1 District is 55 feet from finished grade. The height of the existing building is 26 feet. No proposed change in height with this application.
- b. **Setbacks** – Parking and paving areas within developments in the M-1 District are required to maintain a minimum setback of 50 feet from front property lines and 10 feet from side property lines.

Minimum structure setback requirements are as follows:

UDO Requirement		Proposed Plan
<i>Front Yard</i>	50 feet from the property line	110 feet
<i>Side Yard</i>	10 feet from the property line	20 feet
<i>Rear Yard</i>	10 feet from the property line	215 feet

- c. **Open Space** – The M-1 District requires a minimum 20% open space to be provided. The proposal before the Planning Commission provides a total of 26.9% open space, thereby meeting this requirement.

## 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 will be provided on this site is 24 stalls.
- b. **Stormwater/Detention** – The site will manage the 1, 10 and 100-year storm events with on-site detention and provide stormwater quality BMP's in accordance with Title 17 requirements. A preliminary stormwater management design report shall be submitted with the final site development plan. A basin with plantings has been located on the east side of the property between the proposed parking area and the street right-of-way.
- c. **Buffer Area** – Buffer standards apply to development in Site Design Category 6 that are located to any arterial street or non-industrial zoning district. The adjacent zoning districts are industrial and therefore buffering is not required. The proposed plan does provide perimeter landscape around the entire site.

## 7. Building Design Standards:

<b><i>Building Design Standard</i></b>	<b><i>UDO Requirement (Category F)</i></b> Proposed Design
<i>Primary Façade Expression</i>	<b><i>All buildings in Building Design Category F must incorporate façade expression to add visual interest.</i></b>  The proposed improvements to the building include wall projections and wall offsets on the north and east façades.  The proposed building materials for Category 1 materials is increased by 40% on the primary facades.
<i>Transition Standards</i>	<b><i>A building or portion of a building located within 200' of district R-1 or R-2 may be no more than 35 feet or two stories in height.</i></b>  The existing building is not located within 200 feet of an R-1 or R-2 district.
<i>Overhead Doors</i>	<b><i>If visible from a public street a canopy and/or windows in the overhead door to minimize visual impacts.</i></b>  The overhead door/loading dock area is located on the far west end of the north façade which limits visibility. In addition, the existing building includes an overhang above the overhead door in addition to a wall projection.

### Proposed Building Materials

The existing structure of the building will remain, however the exterior building materials on the north and east façade will be altered. The materials that are proposed consist of stone veneer, brick veneer, EIFS, and glass. The stone, brick and glass that are proposed to be used are classified as Category 1 materials, and the EIFS is classified as a Category 2 material.

A provision in the UDO Section 18.60.030.F grants exceptions to buildings that do not conform to the required building design standards, allowing it to remain in a manner that matches the design and materials of the current building. The south and west facades are subject to this provision as the existing metal panels will remain.

The applicant will paint the metal panels to rehabilitate the existing facades, but there will be no change in materials therefore are not subject to Building Design Category 6 requirements. The west façade includes a proposed overhead door/loading dock area, should the future tenant require access along this portion of the building. The addition of a loading dock door along this façade is determined by staff a trade in the same materials (metal) therefore exempting building design requirements.

Primary Façade	Category 1 (min. 20%)*	Category 2 (max. 60%)
North Elevation	62%	38%
East Elevation	61%	39%
Secondary Façade		
South Elevation	n/a	n/a
West Elevation	n/a	n/a

### 8. Parking/Lighting:

The standard parking requirements for office industrial buildings is 1 space per 1,500 square feet of floor area. Based on this requirement the proposed use requires seven (7) parking spaces. A total of 33 spaces currently exist on the site and the proposed site plan will remove 10 parking spaces for a total of 23 spaces to remain. The applicant is not required to provide additional parking by UDO. However, they are showing a future parking area that would provide for 24 additional spaces on the east side of the property should the future tenant require it. Screening of parking areas is required by the UDO and the preliminary landscape plan is meeting these requirements with a mix of landscaping along the north and east property lines.

A parking lot lighting plan has not been submitted with this preliminary site development plan; however, one will be provided upon submittal of the final site development plan. The photometric plan shall comply with the UDO Section 18.30.135.

### 9. Access/Street:

The site has one access point connection from Lindenwood Drive, which is a public street. There are existing sidewalks along Lindenwood Drive. Sidewalks are located along the perimeter of the building. Over time the sites pavement, curbs and sidewalks have

deteriorated. The applicant shall rectify these site issues before receiving Certificate of Occupancy.

#### **10. Storage Area**

The site has proposed outdoor storage located to the west of the existing building. Currently this area is vacant with a mix of evergreens and scrub brush vegetation. The UDO requires outdoor storage lots to be 100% screened from public view. This portion of the site currently has fencing along the north, west, and south property lines for screening. To increase screening in this area the applicant is providing landscaping along the fence line. If the future tenant constructs this storage area additional screening between the parking lot and storage area will be required per UDO requirements.

#### **11. Landscaping:**

The applicant has provided a preliminary landscape plan with the revised site development plan. The proposed plan shows the required perimeter landscaping along the north and east property lines for parking screening. New landscaping is being provided to replace the existing scrub vegetation in the proposed outdoor storage area along the north, west and south property lines. The new landscaping is provided per UDO requirements for 100% screening of outdoor storage. Additional landscaping is shown along the southeast property line to screen the bank of utility cabinets located between the existing building and south property line from public view at Lindenwood Drive.

#### **12. Staff Recommendation:**

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0004) with the following stipulations:
  1. If the outdoor storage component is constructed screening from public view will be required with a gate or masonry wall between the parking area and storage lot.
  2. Deteriorated pavement, sidewalks, curbs and additional code/site violations shall be rectified prior to receiving Certificate of Occupancy.
  3. A final site development plan shall be approved prior to issuance of building permit.
  4. A photometric plan and detailed cut sheets of all pole and building lighting shall be submitted with the final site development plan per the *UDO*.
  5. All existing foundation landscaping shall be replaced as shown on the preliminary landscape plan per *UDO Section 18.30.130*
  6. 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. A note shall be added to the final site development plan.