DEPARTMENT: Public Works, Planning Division
STAFF CONTACT: Zachary Moore, Planner II
SUBJECT: UDO19-0001 Amendments to Chapter 18.15

ITEM DESCRIPTION:
Discussion regarding proposed amendments to Chapter 18.15 of the Unified Development Ordinance (UDO19-0001) pertaining to Building Design and Site Design Standards. Planning Commission recommends approval 7-0.

SUMMARY:
The proposed language included in this packet for your review and discussion tonight includes draft updates to the City's Composite Design Standards Chapter of the Unified Development Ordinance (UDO). Staff collaborated with various developers, architects, and applicants as we began this process to identify areas to improve the architectural standards listed in the UDO. We also engaged the services of Christopher Shires, with Confluence, to assist in this effort. The proposed language reflects the City's effort for higher quality development and redevelopment, as well as providing clearer direction to applicants on the City's standards and expectations.

COMMUNITY COLLABORATION:
From the onset of this project, staff recognized the importance of collaborating with the development community, local architects, and others. Local architects, engineers, and developers were invited to attend a four-hour workshop on February 13, 2019. At the workshop, we went through the draft line by line, in a detailed review and group discussion. We obtained great feedback, suggestions, and comments from attendees.

Collaboration did not stop there as we continued discussions throughout this process over the next 7 months. Opportunities for discussion and feedback occurred at our annual Developer's Open House on April 5, 2019 and an Architecture Update Open House on August 2, 2019. This was in addition to the many calls, interviews, and informal meetings held with various stakeholders this spring and summer. Throughout this process, many individuals expressed their gratitude in the level of engagement we have had and complimented our outreach efforts.

PUBLIC HEARING DISCUSSION:
The public hearing was held before the Planning Commission on July 22, 2019. At this hearing, several EIFS distributors thanked staff for the time spent with them and presented their request for EIFS to be considered a Class 1 material rather than the Class 3 material as proposed. Letters of recommendation from the EIFS distributors are included in this packet.

After the discussion, the Planning Commission agreed with staff's recommendation to maintain the use of EIFS as a Class 3 material. Planning Commission recognized that the

new language provides greater flexibility for use of this material than the existing UDO, so if a proposal wishes to use EIFS at different levels they have the ability to ask.

Travis Schram of Grata Development spoke with concerns about the costs associated with higher expectations for quality development and requested more time to review the documents. We explained that there would be another open house prior to placement on the City Council agenda for any stakeholders to attend who may have questions or further comments.

ADDITIONAL UPDATES:

Through our ongoing discussions with local architects and developers, we have updated the building materials classifications to more accurately reflect current practices and encourage high quality development. This involved natural stone paneling, synthetic stone veneer, and synthetic stone paneling. To improve readability, updates were also made to the verbiage for single family homes on lots less than 7,200 square feet. Other updates include minor stylistic changes to existing language, which do not change requirements or standards. In addition, to improve readability for the user, a statement directing the reader to the appropriate section of code for plantings and lighting has been added.

Following the open house, Travis Schram of Grata Development provided a letter requesting the following changes to the building materials table:

1. Class 2 materials be allowed as major materials (moved up to Class 1) on primary and secondary façades for residential buildings.
2. Synthetic stone reclassified to Class 1.
3. Cement fiber boards (panels and siding) reclassified to Class 1.
4. Authentic Hardwood being reclassified to Class 2.

As stated above, staff is recommending that synthetic stone be classified as a Class 1 material, based on research of synthetic stone use throughout the City in recent years and ongoing discussions with architects and developers. However, after full review and vetting of Mr. Schram's additional requests, staff is not recommending these other items be re-classified. If these changes were made, it would result in a lowering or reduction of existing code requirements. This would also allow other materials such as concrete masonry units to be used as a primary material on residential buildings which does not align with the City's goals and vision for development.

ATTACHMENTS:
Attachment A contains the proposed new language for the Building Design Standards. Attachment B contains the proposed updates to the Site Design Section. Attachments C and D contain the July 22 Planning Commission Staff Report and Meeting Minutes, respectively. Attachment E contains the letters of recommendation from EIFS manufacturers and the letter from Mr. Schram referenced in this report.

FINANCIAL IMPACT:
None.

ACTION NEEDED:

1. Discuss the proposed amendments. Unless otherwise directed, staff will place Ordinance 19-XX (UDO19-0001), on the October 15, 2019 City Council agenda for formal consideration.

ATTACHMENTS:

A. Updated Draft for Building Design Standards
B. Updated (redline) Amendments to Table of Contents and Site Design Standards
C. July 22, 2019 Planning Commission Staff Report
D. July 22, 2019 Planning Commission Meeting Minutes
E. Stakeholder Letters Received

18.15.020 Building Design Standards

A. Purpose and Intent.

The intent of this Chapter is to establish building design standards that enhance the general appearance, maintain, and improve the quality of life for residents and visitors, and protect the value of properties within the City of Olathe. Building design and construction of all buildings, including residential and nonresidential buildings, will have features that are integrally designed, employing quality design principals and building materials that are long-lasting and harmonious to adjoining properties and the community.

All buildings will employ recognized architectural styles and design principals on all sides (four-sided architecture) and be proportional, with elements in scale, and designed with a top, middle, and bottom. For example, buildings with three (3) or more stories in height should have masonry or stone (heavy) bases and generally have low-slope roofs with heavy cornices versus pitched, residential style roofs that may be out-of-scale with the building. Building exterior materials must be applied in an authentic and honest manner reflecting the material's purpose, weight, and typical use in order to convey a sense of strength and durability.

The architectural design of single-family residences, their materials and color, must be visually harmonious with the overall appearance of the community, natural environment, and other quality development existing in the City. The exterior appearance of single-family residences must consist of complimentary building materials and design features that provide a variation in amenities and features and incorporate high-quality standards into the building layout, open space, natural topography, sustainability practices and overall character. The visual elements and amenities will be proportional to the relationships and patterns of the built and natural environment while providing decorative detailing and utilizing high-quality materials.

Examples of quality architectural styles and design principles

B. Applicability

The standards within this Chapter will apply to all new buildings, additions, expansions, remodels, and renovations of existing buildings within the jurisdiction of the City of Olathe. Separate architectural standards for buildings in the Downtown District (Section 18.20.210) and the Original Town Overlay District (Section 18.20.280) will apply to developments within those Districts in addition to those in this Chapter.

For standards pertaining to screening of trash and recycling enclosures, building and rooftop mounted mechanical, and utility equipment, see Section 18.30.130.

For standards pertaining to lighting, see Section 18.30.135.

C. Definitions

The terms and phrases used in this section are defined as follows:

Architectural Features – Physical additions to a structure that allow the creation of different styles including, but not limited to, porches, balconies, dormers, bay windows, shutters, belvederes, chimneys, colonnades, towers, cupolas, cornices, eaves, soldier courses, lintels, and decorative ornaments.

Awning – A roof-like cover designed and intended for protection from weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or similar feature.

Building Elevation – A flat, scale drawing of the front, rear, or side of a building.

Building Facadism – The application of false or fake building façades or elements over an existing building façade or roof.

Cornice – Overhang of a pitched roof.

Façade Area – The total exterior wall area of all vertical or near-vertical faces of a building wall four (4) feet in width or greater. ~~when viewed in elevation.~~ Façade area will be calculated to include the area of parapets, cornices, and similar wall extensions and trim. Façade area will be calculated to exclude the wall area resulting from minor projections and recessions from the predominant wall plane less than four (4) feet in depth.

Façade or Face – The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Major Façade Materials – Exterior finish materials that cover at least 5% of a building's façade area. Any material that covers less than 5% of a building façade area will not be considered a "major" façade material and will not count towards meeting any requirement for use of multiple Class 1, 2, or 3 materials.

Primary Façade – Means all street-facing façades (i.e., all building façades that face or front along a public or private street including highways), and façades with a building's main customer entrance. Buildings may have more than one primary façade as is the case with buildings located on corner lots and double frontage lots. All other façades will be "secondary" façades.

Street Facing Façade – Means all building façades that have frontage along or face a public or private street (does not include private drives) at an angle of 45 degrees or less from the street line. This definition includes those building façades separated from the street by a parking lot or open space.

D. Building Additions

The building design standards provided in this Chapter apply to all additions to existing buildings. Additions to a building that was approved subject to these building design standards must meet or exceed the building design standards contained within this Chapter. For exceptions building additions constructed prior to this Ordinance, see Section 18.60.020.F. Buildings constructed under the standards of this Ordinance, exceptions may be granted by the Planning Official to ensure that building additions are aesthetically compatible with the existing building design.

The regulations of this Chapter do not apply to building façade maintenance and repair including repainting of existing painted surfaces, window or siding material replacement with identical or similar materials, and roof replacement with identical or similar materials.

E. General Requirements

Subsections 1 through 6 below apply to all buildings except for Agricultural and Single-Family Detached Residential building types as stated in Section G of this Chapter.

1. Building Facadism – Building facadism, defined as the application of false or fake building façades or elements over an existing building façade or roof, is discouraged. Windows or dormers should be in proportion with and match the adjoining roof pitch and have the appearance of being functional and operational. Hip or mansard roofs that only partially conceal a roof well or low slope roof area are also discouraged. Roof parapets and roof top screen walls must have returns along the sides to conceal the edges.

Examples of Building Facadism

2. Application of Exterior Building Materials –

   a. A distinctly different color of fired clay brick (full brick or brick veneer) may be considered as an additional Class 1 or Class 2 material for the purposes of meeting the required minimum number of different major façade materials.

   b. Heavy exterior materials, such as any type of brick and stone, must be applied to acknowledge its historic use as a building foundation and structure material. Brick or stone that appears to be unsupported or 'float' within a façade will not be permitted, e.g., stone applied to a roof dormer.

Inappropriate application of stone over brick

Appropriate application of brick over stone

c. Exterior finishes of brick and stone will not be painted, except as approved by the Planning Official.

d. EIFS is not to be used within ten (10) feet of the finished floor elevation of the façade on which it is located.

e. Thin brick and stone veneer, when utilized, must comply with the following:

(1) Thin brick and stone veneer will only be used in applications where the actual brick or stone thickness will not be distinguishable or is otherwise addressed by adjustments in the wall plane to provide the appearance of full depth brick or real stone.

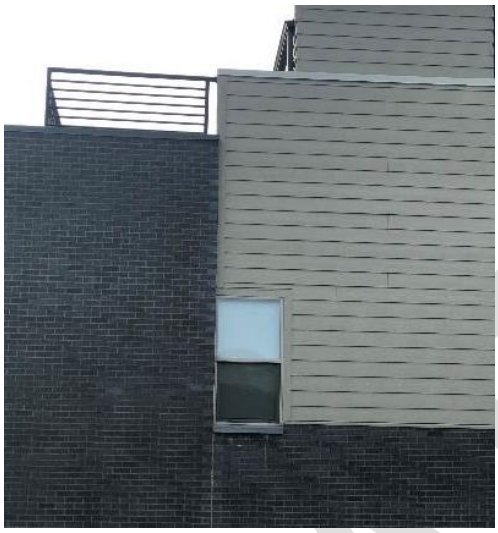
(2) 'L' shaped brick corner pieces and full-depth brick caps must be utilized at all corners and edges to maintain the appearance of full-depth brick.

(3) Thin brick and stone veneer must be continued (returned) a minimum of 12-inches around wall corners to further maintain the appearance of full-depth brick or real stone.

Inappropriate application of thin brick veneer

Appropriate application of thin brick veneer

3. Use of Trim on Primary Façades – Except where architecturally unsuitable, appropriately scaled trim of at least three (3) inches in width must be included around all window and door openings, building corners, roof lines, and façade material transitions located on primary façades.



Example of window missing trim

Example of appropriate use of trim

4. Shutters – If used, shutters must be in scale with the adjoining opening and be operational or have the appearance of being operational and functional as a true shade or shutter. Each shutter must be equal to the height, and one-half (1/2) the width of the adjoining opening and must be paired with a matching shutter on the opposite side of the opening, or alternatively, a single shutter must be equal to both the height and width of the adjoining opening.

Example of out-of-scale shutters

Example of appropriately scaled shutters

5. Soffits, Overhangs, and Cornices – All building soffits, overhangs, and cornices must be appropriately scaled with a typical projection of no less than six (6) inches, except as may be appropriate based on the architectural style.



Examples of appropriately scaled cornices and overhangs

6. Franchise Architecture – Franchise colors and exterior finish materials may be utilized subject to compliance with the design regulations contained within this Chapter.

7. Accessory Building Standards – Accessory buildings in all non-residential zoning districts must comply with the building design requirements for the principal building of the lot the accessory building is located on. Supplemental regulations for garages, carports, and sheds are located in Section 18.50.060. For regulations for residential districts, see Section 18.50.060, and Sections F.4 and F.5 of this Chapter. Temporary and small movable structures, including ATMs and donation boxes, are exempt from these standards.

8. Awnings and Canopies – The following standards will apply to awnings and canopies for all buildings, excluding Agricultural, Single-Family Detached Residential, and Two–Family Residential building types as stated in Section G of this Chapter.

   a. Attached awnings and canopies that are located on a primary façade or are visible from the street must:

      1) Be in proportion to the wall area or the opening it is covering and be of an appropriate pedestrian scale and height; and

      2) Use non-vinyl materials that are durable in the local climate such as commercial grade fabric, canvas, tile, slate, architectural quality metal, or

similar materials. Asphalt or composition shingle, or other materials with a synthetic or plastic appearance are not allowed; and

3) Use materials with a matte finish; and

4) Use a single color or two (2) color stripes; and

5) Be placed within, rather than overlapping, the vertical elements of a building façade that is divided into distinct structural bays; and

6) Not be internally illuminated.

Example of appropriate attached canopies

b. Freestanding canopies, including but not limited to canopies over gas pumps or drive-through services must be integrated into the roof design of the principal structure or incorporate roof shapes or massing similar to the principal structure.
   (1) All exterior canopy surfaces must:
      a. Be made with materials from Classes 1, 2, or 3 (see Table 18.15.020-1), that are compatible with the principal structure, and
      b. Have a matte finish.

   (2) Canopy columns must:
      a. Be clad primarily in masonry with materials from Classes 1, 2, or 3 (see Table 18.15.020-1), that are compatible with the principal structure, and
      b. Be a minimum 18 inches in width.

   (3) The use of strips or bands of neon light are prohibited.

Example of a gas station canopy following design of primary building

9. Gutters and Downspouts – The following standards will apply to all buildings (not including Agricultural, Single-Family Detached Residential, Two-Family Residential, and Horizontally Attached Residential building types as stated in Section G of this Chapter).

f. The location and design of exposed gutters and downspouts must be identified on building elevations submitted for approval.

g. Exposed gutters and downspouts must be constructed of high-quality, commercial-grade metal, and must be painted to be compatible with the color of the building.

h. Exposed gutters and downspouts on primary façades are prohibited. Exceptions may be granted by the Planning Official, for downspouts that are designed by the building architect as decorative architectural elements that are an integral component of the building design and coordinated with vertical elements such as towers, columns, or pilasters.

F. Building Exterior Finish Materials

For the purposes of this Chapter, exterior building materials are categorized into four (4) different quality classes in Table 18.15.020-1. Class 1 materials are considered "very high-quality" materials, Class 2 materials are considered "high-quality" materials, and Class 3 are considered "standard quality" materials. Class 4 materials are considered "limited use" materials for minor trim elements.

The Approving Authority may recategorize any building material listed in Table 18.15.020-1, or may categorize a building material not included within Table 18.15.020-1 for an individual project if it finds that the material is similar or of higher quality to the other materials in the same category with regard to:

1. Durability and quality; and

2. Appearance; and

3. Sustainability practices; and

4. Compatibility with the architectural style of the buildings that are subject to the application for approval.

Table 18.15.020-1 - Permitted Building Finish Materials by Materials Class

	Class 1	Class 2	Class 3	Class 4	Definitions
Masonry and Stone (Non-load bearing)					
Brick veneer, fired clay	✓				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		✓			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay			✓		Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic		✓			Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			✓		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Stone veneer, natural	✓				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		✓			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic	✓				Synthetic stone adhered to wall surface or wall anchoring system
Stone paneling, synthetic		✓			Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system
Stucco, genuine	✓				Traditional Portland cement based stucco applied in 3 coats over a solid surface
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Burnished/ground-faced block		✓			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block		✓			Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			✓		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block				✓	Concrete modular blocks, plain, flat finish, and with mortared joints
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete					
Architectural quality precast concrete panels	✓				Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		✓			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			✓		Textured or smooth finish, may be painted
Site cast and precast concrete panels			✓		Site cast and precast concrete panels, plain, smooth finish, may be painted

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Wood (panels and siding)			✓		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (panels and siding)			✓		Cement panels reinforced with cellulose fibers, such as *HardiePlank* and *HardiePanel*
Exterior Insulation and Finish System (EIFS)			✓		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)				✓	Composite or other synthetic wood types, such as *LP SmartSide*
Vinyl and PVC (panels, siding, and trim)				✓	Exterior siding and trim that is made from a synthetic resin or plastic.
Ceramic			✓		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems			✓		Panels or blocks, typically hollow, made of translucent polycarbonate material - such as *Kalwall*
Fabric					(not permitted)
	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	✓				High quality insulated metal panels for decorative surface application, such as *Alucobond* p*anel systems*
Architectural quality metal wall panel systems, concealed fastening			✓		High quality metal panels for decorative surface application with concealed fasteners, such as *Firestone Delta*
Architectural quality metal wall panel systems, exposed fastening			✓		High quality metal panels for decorative surface application with exposed fasteners, such as *Firestone Omega*
Metal (panels, siding, and trim)				✓	Standard metal siding and panels, painted or coated for exterior application
	Class 1	Class 2	Class 3	Class 4	Definitions
Glass					
Clear glass (windows, curtain walls, paneling systems)	✓				Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			✓		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				✓	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)			✓		Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass		✓			Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls

	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal	✓				Vertically run metal panels connected within interlocking raised seams
Metal roof panel system		✓			High quality metal panels designed for roof application
Metal panel				✓	Standard metal roof panels, designed for roof application
Slate	✓				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	✓				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		✓			Molded plastic to mimic the appearance of slate tiles
Green roof	✓				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		✓			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		✓			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				✓	Typical roofing materials for low-slope roofs
Asphalt shingles (laminate or dimensional)		✓			Asphalt shingles constructed with a heavy base mat and multiple adheared layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)			✓		Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Glass roofing	✓				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric				✓	Exterior rated fabric designed for application in a canopy or roofing system

G. Building Design Standards by Building Type

For the purposes of this Chapter, all buildings will be categorized by building use type, as listed below. Any building type not listed, or any question as to the appropriate categorization of a building will be as reviewed by the Planning Official. Building design standards are regulated by both building use type and the zoning district in which the building is located.

Building Types

1. **Agricultural Building**: this includes, but is not limited to, buildings located in the Agricultural District, park picnic shelters, buildings used for agricultural purposes, silos, and greenhouses.

2. **Single-Family Detached Residential**: this includes, but is not limited to, Modular Homes, Accessory Dwellings, Bed and Breakfasts, and Group Homes (does not include manufactured homes, see Section 18.50.100).

3. **Two-Family Residential**: Duplexes

4. **Horizontally Attached Residential**: this includes, but is not limited to, Townhomes, Rowhouses, Triplexes, Fourplexes.

5. **Vertically Attached Residential**: this includes, but is not limited to, Apartments, Condos, Rooming Houses, Live-Work Units, Community Living, Homeless Shelter, Assisted Living, Skilled Care Facilities, and Continuing Care Retirement Facilities.

6. **Non-Residential Building in Residential Zoning District**: this includes, but is not limited to, Schools, Religious Institutions, Places of Assembly, Community Centers, Community Food and Personal Support Services, Cultural Facilities, Funeral Homes and Mortuaries, Libraries, Public Facilities, and Governmental Buildings.

7. **Commercial or Retail Building**: this includes, but is not limited to, Single and Multi-Tenant Commercial Buildings, Day Care Centers, Restaurants, Financial Institutions, Hotels, Motels, and Recreational and Entertainment Buildings.

8. **Office and Civic Building**: this includes, but is not limited to, Single and Multi-Tenant Office Buildings and, when in non-residential zoning districts, Schools, Religious Institutions, Places of Assembly, Community Centers, Community Food and Personal Support Services, Cultural Facilities, Funeral Homes and Mortuaries, Libraries, Public Facilities, and Governmental Buildings.

9. **Mixed-Use Building**: a building developed for two (2) or more different uses including, but not limited to, residential, office, manufacturing, retail, or public uses.

10. **Industrial Building**: (M-1, M-2, or M-3 zoning required)

1. Agricultural Buildings

a. Agricultural buildings are not subject to minimum building façade treatment requirements.

2. Single-Family Detached Residential

a. Single-Family Detached Residential buildings constructed on lots larger than 7,200 square feet are not subject to minimum building façade treatment requirements.

b. Single-Family Detached Residential buildings constructed on lots 7,200 square feet or smaller must comply with the following building design standards:

(1) Building Design Elements

All buildings must incorporate a front-facing entry element to signal the connection between the sidewalk and the house. An entry element must be placed either on the

primary façade or be visible from the street. It may extend a maximum of (five) (5) feet into the minimum front setback area, not including stairs or landings. The following entry elements meet the front-facing entry requirement:

(a) Front Porch - A roofed but unenclosed entry element with a minimum width of eight (8) feet and depth of four (4) feet - Partial walls or railings may be no more than four (4) feet tall.

(b) Side Entry - A roofed but unenclosed entry element with a minimum depth of four (4) feet projecting from a side-facing doorway.

(c) Recessed Entry - An entry recessed at least two (2) feet into the primary façade.

(2) Garage Door Options - Buildings that are less than two (2) stories in height must have garage doors that are subordinate to the primary façade to minimize visual impacts and encourage pedestrian orientation. Select at least one of the following options:

(a) Front-Facing Garage Door with Limited Width - Front-facing garage door(s) extending a maximum of 50% of the primary façade width or 28 feet, whichever is greater.

(b) Garage Door Set Back from Primary Façade - Front-facing garage door(s) set back at least five (5) feet from the primary façade.

(c) Side or Rear Facing Garage Doors - Garage door(s) oriented perpendicular to the street or facing the opposite direction from the street.

(3) Primary façades must use a minimum of 70% Single-Family Class A Materials and a maximum 30% Single-Family Class B Materials as listed in Table 18.15.020-2 below.

Table 18.15.020-2: Single-Family Residential Building Materials

Single-Family Class A	Single-Family Class B
Brick, Solid	Brick, Panel/Veneer
Brick, Modular	Stucco, Synthetic/Panels
Stone, Modular	Concrete, Plain Finish
Stone, Veneer	Concrete Masonry Unit, Split Faced
Stone, Synthetic	Cement Fiber Board
Stucco, Genuine, Detailed	Architectural Metal
Concrete, Detailed	Architectural Block (Glass)
Concrete Masonry Unit, Burnished	Mirror Glass
Clear Glass	Opaque Glass
Architectural Panels (Glass)	Wood, Other Synthetics
	Synthetic Stucco/EIFS (Detail Only)

Examples of High-Quality Design Single-Family Detached Residential Structures

3. <u>Two-Family Residential</u>

a. Building Façade Treatment

(1) Front Porch or Recessed Entryway

(a) All buildings must have a front porch or recessed front entryway along at least one (1) primary façade for each unit.

(b) The porch or recessed entry must be covered, a minimum of four (4) feet in depth, and a minimum six (6) feet in width.

(2) Garages

(a) The maximum projection of a street-facing garage from the primary façade (front) line will be two (2) feet. Exceptions may be granted by the Planning Official, to allow projections greater than two (2) feet.

(b) Any garage with three (3) or more stalls must be recessed a minimum of two (2) feet from the front line of the adjoining the first and second garage stalls.

b. Exterior Building Materials

(1) Primary façades must use no less than two (2) different Class 1 building finish materials on no less than 70% of the surface area.

(2) Secondary façades must use no less than two (2) different Class 1 building finish materials on no less than 20% of the surface area.

c. Roofing Materials - Must use Class 1, 2, or 3 roofing materials.

4. <u>Horizontally Attached Residential</u>

a. Building Façade Treatment

(1) Front Porch or Recessed Entryway

(a) Each unit must have its own front porch or recessed front entryway along one primary façade.

(b) The porch or recessed entry must be covered, a minimum of four (4) feet in depth, and a minimum six (6) feet in width.

(2) Garages

(a) All street-facing garages must be recessed a minimum of two (2) feet from the building primary façade (front) line.

(b) Any garage with three (3) or more stalls must be recessed a minimum of two (2) feet from the front line of the adjoining the first and second garage stalls.

(3) Windows

(a) No less than two (2) separate windows must be provided for each dwelling unit along all primary façades. Each window must be no less than six (6) square feet in size.

(b) The primary façade of any accessory building must have no less than two (2) windows or other architectural features for every 50 linear feet of wall façade.

(4) Façade Articulation

Each primary façade must be divided into vertical bays to identify each individual dwelling unit width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

Examples of horizontally attached residential buildings with appropriate façade articulation

One or more of the following façade articulation techniques for each of the following categories must be used on each individual dwelling unit width along all primary façades.

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four 4 feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

b. Exterior Building Materials

(1) Primary Façades

(a) Must use no less than two (2) different Class 1 building finish materials on no less than 70% of the surface area.

(b) Class 4 materials must not be incorporated on more than 5% of any primary façade.

(2) Secondary Façades

(a) Must use no less than two (2) different Class 1 building finish materials on no less than 50% of the surface area.

(b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

5. <u>Vertically Attached Residential</u>

a. Building Façade Treatment

(1) Deck, Patio, or Rooftop Area - Each dwelling unit must have its own deck, balcony, or patio (minimum 24 square feet in size), or access to a finished roof-top amenity deck located within the same building. The Approving Authority may approve, a well-finished outdoor amenity space as an acceptable alternative. This provision does not apply to senior housing facilities.

(2) Building Entryway

(a) Elevated open walkways and stairways along the exterior of the building are prohibited.

(b) All common building entries must be defined by being covered by a projection from the façade or by being recessed.

(3) Garage Doors (Attached Garages)

(a) Any street-facing garage doors must be recessed a minimum of two (2) feet from the building primary façade (front) line.

(b) Street-facing garage doors must be architecturally treated and include an archway, column, awning, or overhang.

(4) Freestanding Garages, Carports and Parking Structures

(a) The design for any freestanding garages, carports, or parking structures must comply with the façade articulation and exterior building materials requirements for a primary structure and must be compatible with the design of the primary buildings on site.

Example of a detached garage compatible with the design of the primary building

(b) All garage and overhead doors and parking bays must face the interior of the site and must not be visible from an arterial roadway.

(c) The primary façade of any accessory structure must have no less than two (2) separate windows for every 50 linear feet of wall façade. Each window must be no less than four (4) square feet in size.

(5) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

Examples of façade bay and articulation

No façade bays or articulation

One or more of the following façade articulation techniques for each of the following categories must be used on every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

(6) Façade Expression

The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

(a) Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.

(b) Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.

(c) Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.

Example of appropriate use of façade

b. Exterior Building Materials

(1) Primary Façades

(a) Must use no less than three (3) different Class 1 building finish materials on no less than 70% of the surface area of each primary façade with a minimum of 20% clear glass.

(b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 50% of the façade with a minimum of 10% clear glass.

(b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

6. <u>Non-Residential Buildings in Residential Zoning Districts</u>

Non-residential buildings (includes, but is not limited to, religious institutions and schools) that are permitted in residential zoning districts are subject to the following standards.

a. Building Façade Treatment

(1) Building Entryway - The main common building entry must be defined with a covered projection from the façade or by a recessed area.

(2) Façade Articulation

Each primary façade must be divided into vertical bays no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the

individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One or more of the following façade articulation techniques for each of the categories listed below must be used every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

Examples of non-residential buildings with vertical and horizontal façade articulation

(3) Façade Expression

The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

(a) Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.

(b) Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.

(c) Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.

(d) Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

(a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 75% of the façade with a minimum of 20% clear glass.

(b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 50% of the façade.

(b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

7. <u>Commercial or Retail Buildings</u>

a. Building Façade Treatment

(1) Building Entryway - Each building entry along all primary façades must be defined with a covered projection from the façade or by a recessed area.

(2) Garages and Overhead Doors

(a) Garages and overhead doors must not face a public street.

(b) If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.

(3) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One or more of the following façade articulation techniques for each of the following categories must be used on every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings great than two (2)-stories in height.

ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

Examples of commercial retail buildings with appropriate vertical and horizontal articulation

(4) Façade Expression

(a) The minimum height for all one (1) story principal buildings must be 17 feet and the minimum first floor height of all multi-story principal buildings must be 11 feet.

(b) Buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry or building corner.

(c) The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

i. Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.

ii. Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.

iii. Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.

iv. Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

(a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 80% of the façade with a minimum of 25% clear glass on the first floor and 30% clear glass on the upper floors.

(b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

(a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 50% of the façade.

(b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

8. <u>Office Buildings</u>

a. Building Façade Treatment

(1) Building Entryway - Each building entry along all primary façades must be defined with a projection from the façade or a recessed area.

(2) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 75 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One or more of the following façade articulation techniques for each of the following categories must be used on every 75 feet of façade width along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

Examples of office buildings with appropriate vertical and horizontal articulation

(4) Façade Expression

(a) The minimum height for all one (1) story principal buildings must be 17 feet and the minimum first floor height of all multi-story principal buildings must be 11 feet.

(b) Buildings less than three (3) stories in height must include one tower element or similar special vertical articulation to anchor the main entry or building corner.

(c) The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

i. Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.

ii. Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.

iii. Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.

iv. Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 70% of the façade with a minimum of 25% clear glass.

(b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 50% of the façade with a minimum of 15% clear glass.

(b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

9. <u>Mixed-Use Buildings</u>

a. Building Façade Treatment

(1) Deck, Patio, or Rooftop Area - Each dwelling unit must have its own deck or patio (minimum 24 square feet in size), or access to a finished roof-top amenity deck located within the same building.

(2) Building Entryway

(a) First floor, primary façades must be pedestrian oriented with a combination of street-facing entries, clear glass store-front windows, awnings, or overhangs.

(b) Individual, first floor building entries along all primary façades must be covered by a projection from the façade or be recessed.

(c) Elevated open walkways along the exterior of the building are prohibited.

(d) The main common building entry must be defined by being covered by a projection from the façade or by being recessed.

(3) Garage and Overhead Doors

(a) Garage and overhead doors should not face a public street.

(b) If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.

(4) Windows

(a) First floor primary façades must incorporate a minimum 35% clear glass.

(b) Upper floor primary façades must incorporate a minimum 20% clear glass.

(c) All secondary façades must incorporate a minimum 15% clear glass.

(5) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

Examples of mixed-use buildings with appropriate vertical and horizontal articulation

One or more of the following façade articulation techniques for each of the following categories must be used on every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

(6) Façade Expression

(a) The minimum height for all one (1) story principal buildings must be 17 feet and the minimum first floor height of all multi-story principal buildings must be 11 feet.

(b) Buildings less than three (3) stories in height must include one tower element or similar special vertical articulation to anchor the main entry or building corner.

(c) The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

i. Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.

ii. Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.

iii. Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.

iv. Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

(a) Must use no less than three (3) different Class 1 building finish materials on no less than 80% of the surface area of each primary façade with a minimum of 35% clear glass on the first floor and 20% clear glass on the upper floors.

(b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

(a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 60% of the façade with a minimum of 15% clear glass.

(b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

10. <u>Industrial Buildings</u>

a. Building Façade Treatment

(1) Building Entryway - The main common building entry must be defined with a projection from the façade or a recessed area.

(2) Garage and Overhead Doors - Garage and overhead doors may only face a local or collector public street, unless completely screened from view. If visible, street facing doors must include a three (3) foot deep canopy or overhang above the doorway, are recessed a minimum of two (2) feet from the building façade line, and the door is architecturally treated.

(3) Windows - First floor primary façade areas must incorporate a minimum 15% clear glass.

(4) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width for buildings less than 100,000 square feet in size and 100 feet in width for buildings 100,000 square feet and greater in size. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

Buildings less than three (3) stories in height must include tower elements or similar special vertical articulation to bookend the building or to anchor the main entry or building corner.

One or more of the following façade articulation techniques for each of the following categories must be used on every vertical bay width (as required above) along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Articulation

i. Variation in Height - the variation in building or parapet height of at least four (4) feet.

iii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

b. Exterior Building Materials

(1) Primary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 75% of the façade with a minimum of 15% clear glass on the first floor.

(b) Class 4 materials must not comprise more than 25% of any primary façade.

(2) Secondary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1, Class 2, or Class 3 on no less than 40% of the façade.

(b) Class 4 materials must not comprise more than 50% of any secondary façade.

c. Roofing Materials

(1) Must use only Class 1, 2, or 3 roofing materials.

(2) Accessory structures not visible from a public street or adjoining residentially zoned or developed property may utilize Class 4 roofing materials.

Chapter 18.15

~~Composite~~ Building and Site Design Standards

Contents

18.15.010 Generally

Purpose: This Chapter establishes a framework of guidelines, criteria, and standards for building and site design to:

• Promote greater interest in the appearance, development, and redevelopment of all properties as it relates to a project, its surroundings, and throughout the community by providing guidance and direction for high quality development and redevelopment in Olathe; and

• Protect the public health, safety, and welfare of the City, residents, property owners, business owners, and visitors; and

• Implement the goals, objectives, and policies of PlanOlathe; and

• Encourage attractiveness, cohesiveness, and compatibility of buildings and sites ~~in order~~ to achieve harmonious appearance and function while protecting property values; and

• Provide guidance for development and redevelopment while protecting the City's rich history and protecting natural resources throughout the built environment; and

• Maintain and improve the qualities of, and relationships between, individual buildings, structures and the physical development in such a manner as to best contribute to the amenities and attractiveness of the City.

A. These design ~~composite~~ standards are minimum requirements. Applicants are encouraged to use higher quality materials, more frequent building articulation, higher connectivity, a greater amount of open or civic spaces, or a greater percentage of sustainable or green building design or materials.

~~**B.** The architectural design of single-family residences, their materials and color, shall be visually harmonious with the overall appearance of the community, natural environment, and other high-quality development approved within the City. The exterior appearance of single-family residences shall consist of complimentary building materials and design features that provide a variation in amenities and features and incorporate high quality standards into the building layout, open space, natural topography, sustainability practices and overall character. The visual elements and amenities will be proportional to the relationships and patterns of the built and natural environment while providing decorative detailing and utilizing high quality materials.~~

~~**C.** The zoning regulations (Chapter 18.20) provide the combinations of building and site design that are allowed in each zoning district. In many districts, higher quality materials or more compact development patterns are associated with higher density, building height or floor area.~~

~~Instead of creating new zoning districts or a series of overlay districts, composite zoning embeds the standards for use, building design, and site design into general district categories. This creates a customized set of standards that the City can administer for all new zoning cases, instead of having to negotiate individual standards for each new application.~~

~~**D.** For the purposes of composite design standards, nonresidential uses (i.e., churches and schools) that are permitted in residential zoning districts will be considered under Building Design Category C and Site Design Category 3. These types of uses should be comparable to a Neighborhood Commercial Center.~~

~~***Example:*** *The C-1 district provides a set of dimensional standards for Site Design Category 3 or 4 with Building Design Category D or E, Site Design Category 4 with Building Design Category C, or Site Design Category 3 with Building Design Category C. Building Design Category F and Site Design Categories 5 and 6 are not allowed in the C-1 district (Site Design Categories 1 and 2 and Building Design Categories A and B are applicable only to residential zoning districts).~~ *(Ord. 18-48 § 2, 2018)*

18.15.100 ~~Composite~~ Site Design Standards

A range of ~~composite~~ site design categories are provided to promote compatibility with surrounding land uses and community features, while providing realistic and flexible standards for new development. ~~The site design categories that apply to an area are designated on the zoning Future Land Use map.~~ Some site design categories are intended to promote design character and quality that are compatible with abutting features and neighborhoods (such as a key corridor or residential neighborhood), while other areas are intended to promote maximum design flexibility. ~~The range of design standards that apply in each site design category are briefly summarized in the table below. This summary table is for reference purposes only; the applicable design standards are detailed the remainder of this Chapter.~~

The table below establishes the site design categories for a development based upon its location on the Future Land Use Map in *PlanOlathe*. If the proposed land use does not align with *PlanOlathe*, the zoning district for the property will be used to determine the applicable site design category.

Table 15-9. Summary of ~~Composite~~ Site Design Standards

	1	2	3	4	5	6
Future~~/Proposed~~ Land Use Map Category	***Conventional Neighborhood***	***Conservation/ Cluster Neighborhood***	***Neighborhood Center, Urban Center, TOD, Mixed Use Residential Neighborhood***	***Commercial Corridor, Regional or Community Commercial Center***	***Employment Area***	***Industrial Area***
~~Typical~~ Zoning District	***R-1***	***R-1***	***N, C-1, D, R-2, R-3, R-4***	***C-2, C-3, C-4***	***O, BP, M-1***	***M-2, M-3***
~~Open Space~~	~~Moderate amount of landscaping~~	~~High level of passive open space oriented~~	~~Open space primarily provided as~~	~~Some open space provided as patios and~~	~~Significant perimeter landscaping to~~	~~Significant perimeter landscaping~~

	1	2	3	4	5	6
Future/Proposed Land Use Map Category	***Conventional Neighborhood***	***Conservation/ Cluster Neighborhood***	***Neighborhood Center, Urban Center, TOD, Mixed Use Residential Neighborhood***	***Commercial Corridor, Regional or Community Commercial Center***	***Employment Area***	***Industrial Area***
Typical Zoning District	***R-1***	***R-1***	***N, C-1, D, R-2, R-3, R-4***	***C-2, C-3, C-4***	***O, BP, M-1***	***M-2, M-3***
	(perimeter only)	around natural features	patios and courtyards + Limited urban landscaping to promote pedestrian orientation and reduce visual impacts of parking	courtyards + Significant landscaping to reduce visual impacts of parking and enhance community image	enhance community image	where adjoining other uses
Building Placement	Buildings located to allow for front and rear yards	Buildings clustered to preserve open space	Buildings located near the sidewalk edge	Buildings located near the sidewalk edge or set back	Buildings located to allow for front yards	Buildings set back from the sidewalk edge
Parking	No special considerations	No special considerations	Parking located to the rear or side of buildings in small modules / Quantity limited	Parking set back from the sidewalk edge in landscaped lots / Sufficient quantity	Parking set back from the sidewalk edge in landscaped lots / Sufficient quantity	Parking set back from the sidewalk edge / Sufficient parking
Pedestrian Circulation	Sidewalks and paths provide connections	Trails and paths provide connections	Buildings are connected to the street and transit / Sidewalks and paths connect to greenways and neighborhoods	Buildings are connected to the street and transit / Sidewalks and paths connect to greenways and neighborhoods	Paths and sidewalks connect buildings and parking	No special considerations

	1	2	3	4	5	6
Future~~/Proposed~~ Land Use Map Category	***Conventional Neighborhood***	***Conservation/ Cluster Neighborhood***	***Neighborhood Center, Urban Center, TOD, Mixed Use Residential Neighborhood***	***Commercial Corridor, Regional or Community Commercial Center***	***Employment Area***	***Industrial Area***
~~Typical~~ Zoning District	***R-1***	***R-1***	***N, C-1, D, R-2, R-3, R-4***	***C-2, C-3, C-4***	***O, BP, M-1***	***M-2, M-3***
~~Vehicular Circulation~~	~~Streets provide sufficient connectivity~~	~~No special considerations~~	~~Narrow drive lanes / limited curb cuts / Off-street connections between parcels~~	~~Moderate drive lanes / limited curb cuts / Off-street connections between parcels~~	~~No special considerations~~	~~Adequate drive lanes for trucks / limited curb cuts~~
~~Drainage~~	~~Provides site amenities~~	~~Integrated with natural open space~~	~~Provides site amenities~~	~~Provides site amenities~~	~~pProvides site amenities~~	~~No special considerations~~
~~Buffer Area~~	~~Landscape buffer adjacent to other land uses~~	~~Landscape buffer adjacent to other land uses~~	~~Landscape buffer or setback adjacent to existing single-family at perimeter of the development or Centers~~	~~Landscape buffer adjacent to single-family~~	~~Landscape buffer adjacent to single-family~~	~~Wide landscape buffer adjacent to single-family~~

18.15.105 Site Design Category 1

~~Composite~~ Site Design Category 1 provides standards to ensure compatible site development in areas designated by *PlanOlathe* as Conventional Neighborhoods. The following ~~general~~ site design standards apply to all projects in Site Design Category 1.~~:~~ The letters illustrated on Figure 1 below correspond with the site design standards provided within this Section.

Figure 1: Site Design Category 1

~~Table 15-10. General Design Standards for Site Design Category 1~~

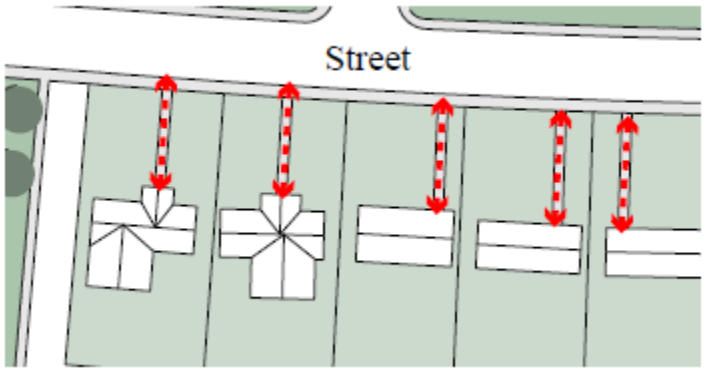
~~Connectivity~~		
~~**A**~~	~~Pedestrian Connections~~	~~Required - See menu options~~
~~**B**~~	~~Street Connections~~	~~Required for development with more than 25 lots - See § 18.30.220~~
~~Buffer Area Adjacent to Other Uses~~		
~~**C**~~	~~Landscaped buffer area adjacent to arterial streets or non-residential uses~~	~~Required - See design options~~

A. ~~Menu of~~ Pedestrian Connection Options ~~for Site Design Category 1~~

Individual homes in Site Design Category 1 must be connected to the surrounding pedestrian network using one of the following ~~options~~ methods:

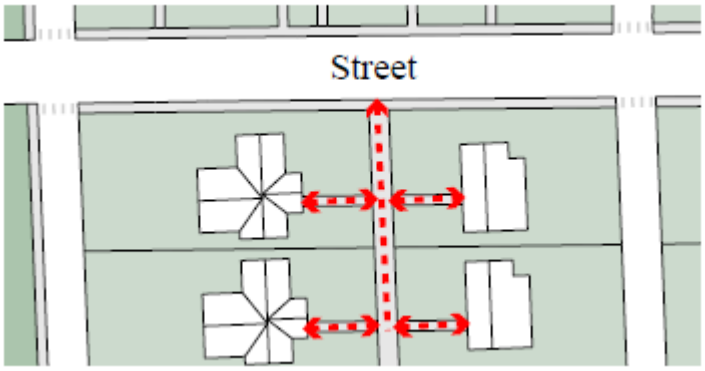
1. Public Sidewalk Connection

A walkway or driveway from a residence that connects directly to a public sidewalk.



2. Internal Path to a Public Sidewalk

A walkway within a development that leads directly to a public sidewalk on the perimeter.



B. ~~Design Standards for~~ Street Connectivity ~~in Site Design Category 1~~

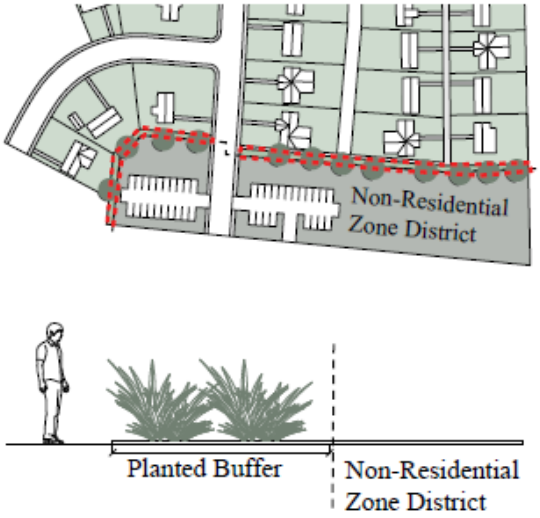
See § 18.30.220 for street connectivity and design requirements for development with more than 25 lots.

C. ~~Required~~ Landscaped Buffer Area ~~for Site Design Category 1~~

Buffer standards apply to development in Site Design Category 1 ~~that is~~ when located adjacent to any arterial street or any non-residential zoning district. Standards are intended to promote a pedestrian-friendly edge to the development and enhance community image. One of the following landscaping strategies must be used within the required minimum setback area on the edges of a residential site adjacent to an arterial street or any non-residential zoning district.~~:~~ For additional landscaping standards see § 18.30.130.

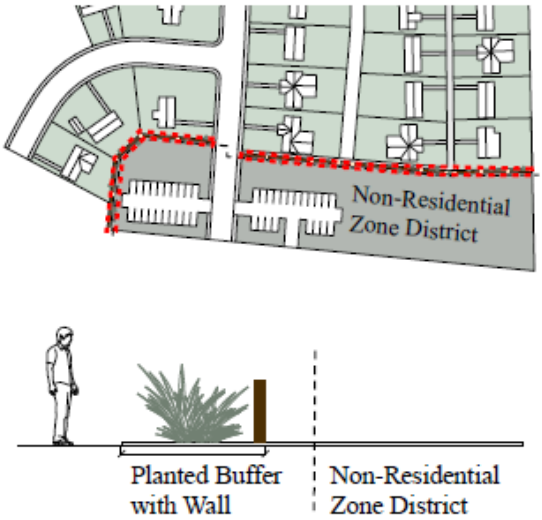
1. Planted Buffer with No Fence or Wall

A landscaped area that is at least 10 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.



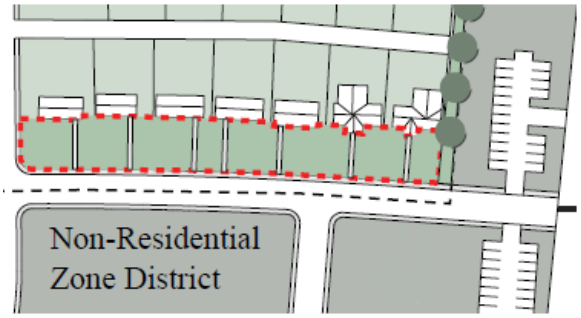
2. Planted Buffer with a Fence or Wall

A landscaped area that is at least 7 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material. A fence or wall ~~shall~~ must be located within the landscape area and ~~should~~ include posts, columns, and/or pedestrian gateways a minimum of every 100 feet. (⇔ See § 18.50.050 for fence height and design).



3. Street-facing Yard

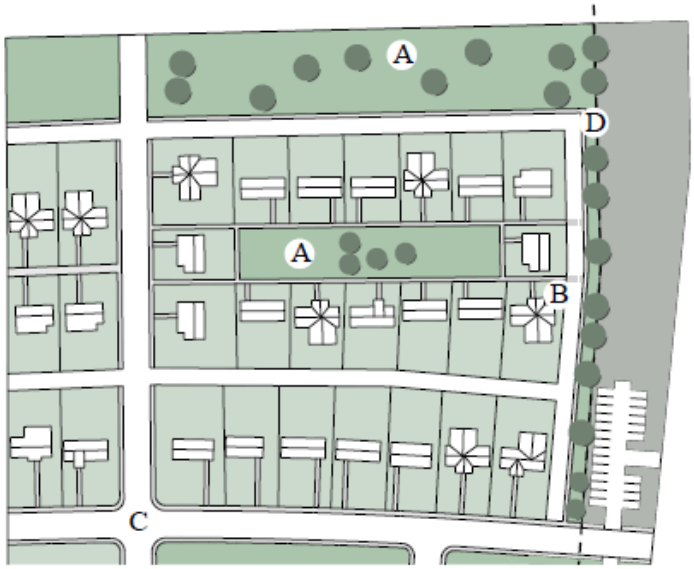
A landscaped area between the public sidewalk and the front(s) of residences that is a minimum of 20 feet deep.



18.15.110 Site Design Category 2

~~Composite~~ Site Design Category 2 provides standards to ensure compatible site development in areas designated by *PlanOlathe* as Conservation Neighborhoods. The following ~~general~~ site design standards apply to all projects in Site Design Category 2.~~:~~ The letters illustrated on Figure 1 below correspond with the site design standards provided within this Section.

Figure 1: Site Design Category 2



~~Table 15-11. General Design Standards for Site Design Category 2~~

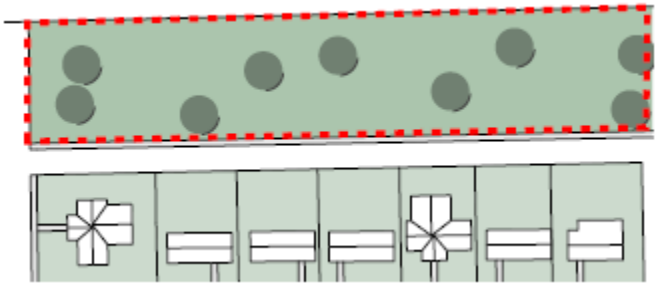
~~Open Space~~		
~~A~~	~~Common Open Space~~	~~Required - See menu options~~
~~Connectivity~~		
~~B~~	~~Pedestrian Connections~~	~~Required - See menu options~~
~~C~~	~~Street Connections~~	~~Required - See menu options~~
~~Buffer Area Adjacent to Other Uses~~		
~~D~~	~~Landscaped buffer area adjacent to arterial streets or non-residential uses~~	~~Required - See design options~~

A. ~~Menu of~~ Common Open Space Options ~~for Site Design Category 2~~

Development in Site Design Category 2 must provide common open space areas to provide for natural resource protection and recreational opportunities for residents~~. Select~~ , using at least two of the following ~~tools~~ methods:

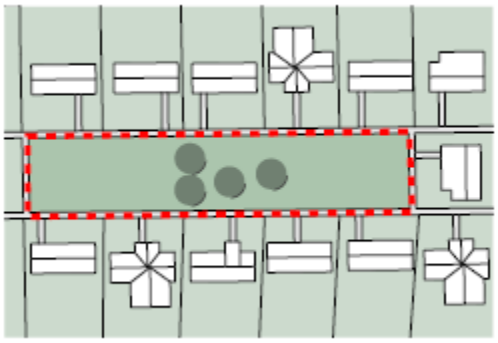
1. Natural Area

A stand of mature trees, shrubs or bushes and/or natural features such as rock outcroppings, hills or other viewpoints.



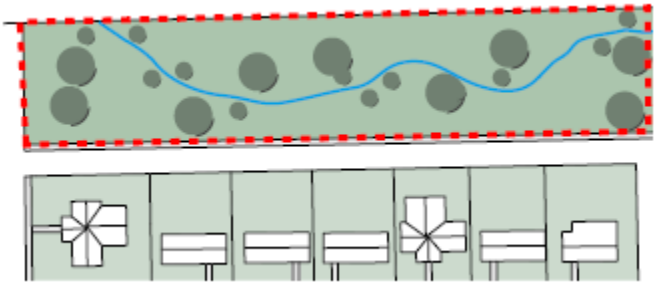
2. Common ~~Green~~ Area

A common green space shared by neighboring~~hood~~ ~~residents~~ property owners that may include a lawn, a stand of trees, or shrubs.



3. Natural Drainage Area

Natural streams, lakes, ponds and other drainage areas with indigenous plants, native rocks and other features (note that artificial drainage areas meeting the standards for Design of Open Storm Drainage and Detention Areas may also be used to meet common open space standards).

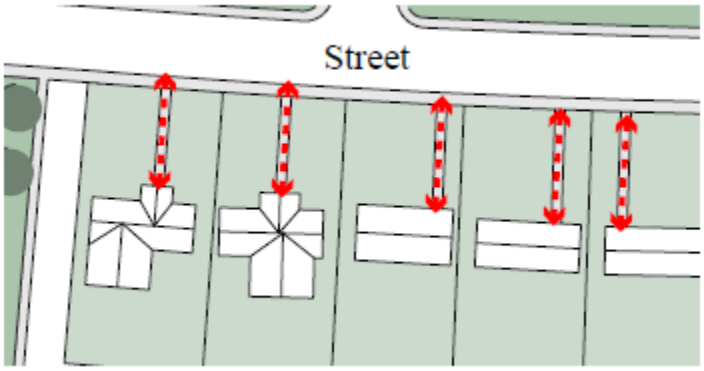


B. ~~Menu of~~ Pedestrian Connection Options ~~for Site Design Category 2~~

Individual homes in Site Design Category 2 must be connected to the surrounding pedestrian network and open space system using one of the following ~~options~~ methods:

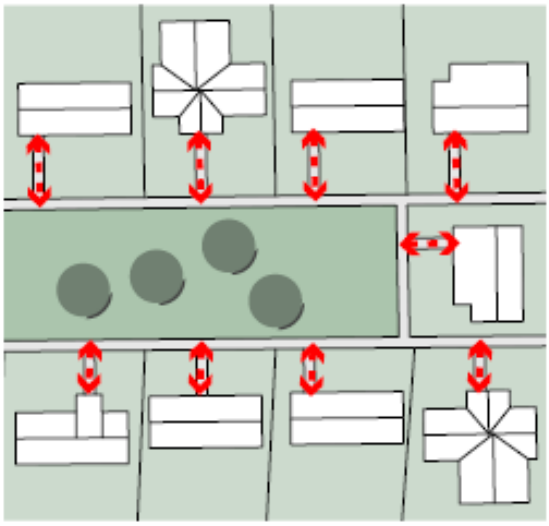
1. Public Sidewalk Connection

A walkway or driveway from a residence that connects directly to a public sidewalk.



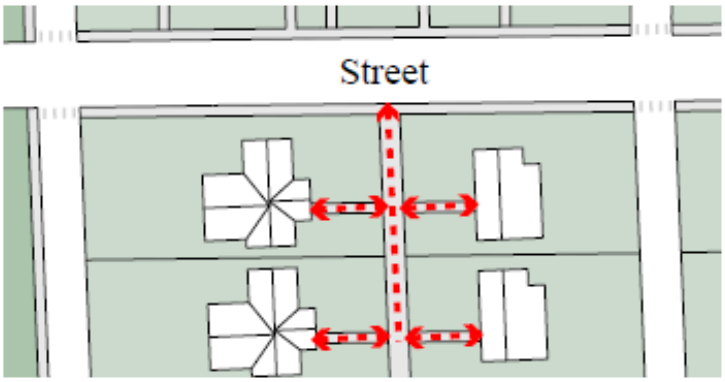
2. Connection to Common Open Space

A walkway from a residence that connects directly to common open space such as a natural area or common ~~green~~ area.



3. Internal Path to a Public Sidewalk

A walkway within a development that leads directly to a public sidewalk on the perimeter.



C. ~~Design Standards for~~ Street Connectivity ~~in Site Design Category 2~~

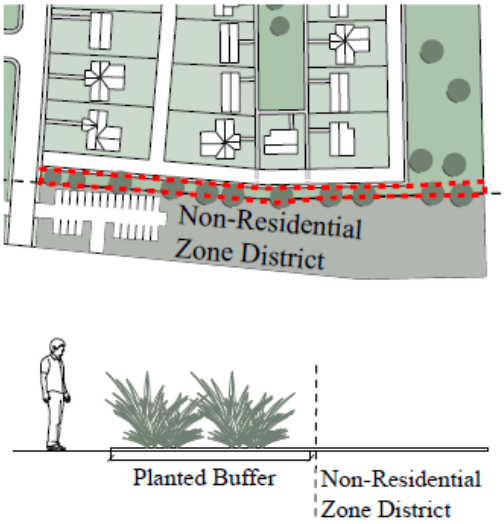
Development using Site Design Category 2 is not subject to the connectivity ratio requirements, but is subject to the street standards in § 18.30.220.

D. ~~Required~~ Landscaped Buffer Area ~~for Site Design Category 2~~

Buffer standards apply to development in Site Design Category 2 ~~that is~~ when located adjacent to any arterial street or any non-residential zoning district. Standards are intended to promote a pedestrian-friendly edge to the development and enhance community image. One of the following landscaping strategies must be used within the required minimum setback area on the edges of a residential site adjacent to an arterial street or any non-residential zoning district. ~~:~~ For additional landscaping standards See § 18.30.130.

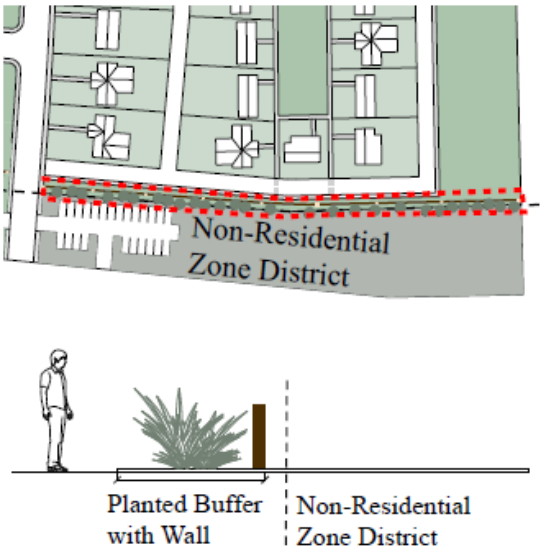
1. Planted Buffer with No Fence or Wall

A landscaped area that is at least 10 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.



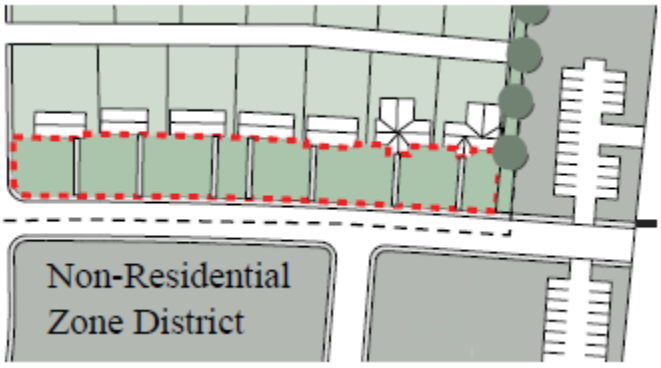
2. Planted Buffer with a Fence or Wall

A landscaped area that is at least 7 feet deep with a minimum of 70% porous / permeable surfaces and 50% planted material. A fence or wall ~~shall~~ must be located within the landscape area and ~~should~~ include posts, columns, and/or pedestrian gateways a minimum of every 100 feet. (⇔ See § 18.50.050 for fence height and design).



3. Street-facing Yard

A landscaped area between the public sidewalk and the front(s) of residences that is a minimum of 20 feet deep.



18.15.115 Site Design Category 3

~~Composite~~ Site Design Category 3 provides standards to ensure compatible site development in areas designated by *PlanOlathe* as Neighborhood Centers, Urban Centers, Transit Oriented Development Centers and Mixed-Use Residential Neighborhoods. The following ~~general~~ site design standards apply to all projects in Site Design Category 3~~.~~: The letters illustrated on Figure 1 below correspond with the site design standards provided within this Section.

Figure 1: Site Design Category 3

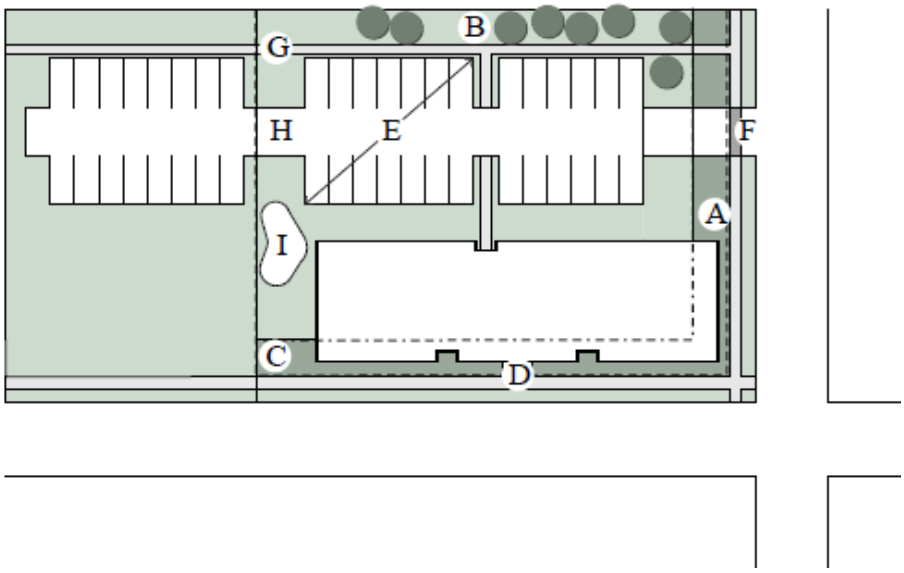


Table 15-12. General Design Standards for Site Design Category 3

Open Space		
A	Landscaping Adjacent to Sidewalks	Required where building façades are not located in the frontage area - See menu options
B	Outdoor Amenity Space	Required for development with more than 65% open space or larger than 4 acres – See menu options
Building Placement		
C	Street Frontage Area for Commercial/Mixed Use Buildings (min./max. from property line)	0 feet/15 feet
D	Façade Width in Frontage Area (min % of lot width) – for commercial/mixed use	30%[1]
E	Parking Pod Size (max. spaces)	40
Connectivity		
F	Pedestrian Circulation System	Required - See design standards
G	Additional Pedestrian Connectivity	Required - See menu options
H	Connections to Driveways on Adjacent Properties	Required where possible
Drainage Features		
I	Open Drainage and Detention Areas Designed as Amenities	Required – See design options

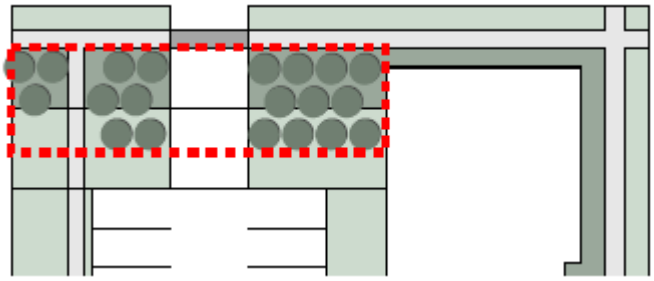
1 Exceptions provided for Civic uses. The Planning Official may reduce required façade width in setback area to support preservation of significant trees or tree clusters.

A. Menu of Landscape Options for Site Design Category 3

Development in Site Design Category 3 must provide landscaping along sidewalks where building façades are not located within the minimum frontage area to enhance community image and support pedestrian activity. Select one of the following options , using one of the following methods:

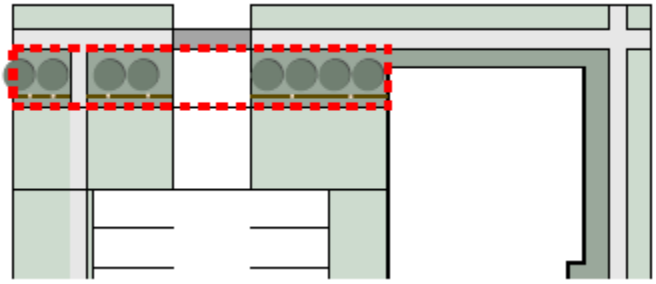
1. Planted Buffer with No Fence or Wall

A landscaped area at the sidewalk edge that is at least 20 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.



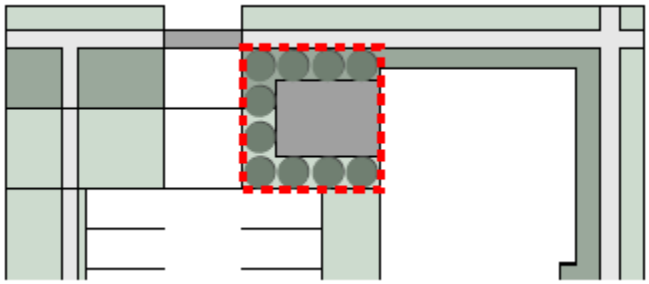
2. Planted Buffer with a Fence or Wall

A landscaped area at the sidewalk edge that is at least 10 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material. A fence or wall ~~shall~~ must be located within the landscape area and ~~shall~~ include posts, columns, and/or pedestrian gateways a minimum of every 100 feet. (⇔ See § 18.50.050 for fence height and design).



3. Plaza or Courtyard

An area that is paved but also includes amenities - These may include plant materials, sculptural or water features, public art or outdoor seating.

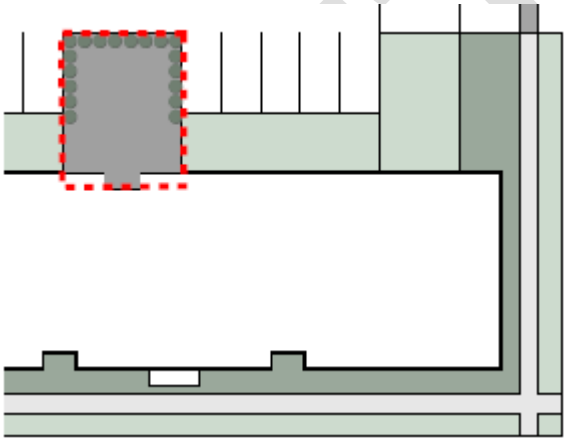


B. ~~Menu of~~ Outdoor Amenity Space Options ~~for Site Design Category 3~~

Development in Site Design Category 3 that is greater than 4 acres in size or includes more than 65% open space (low coverage of buildings) must include outdoor amenity space to enhance the public realm and promote pedestrian activity. Select one or more of the following ~~options~~ methods to cover at least 10% of the site area:

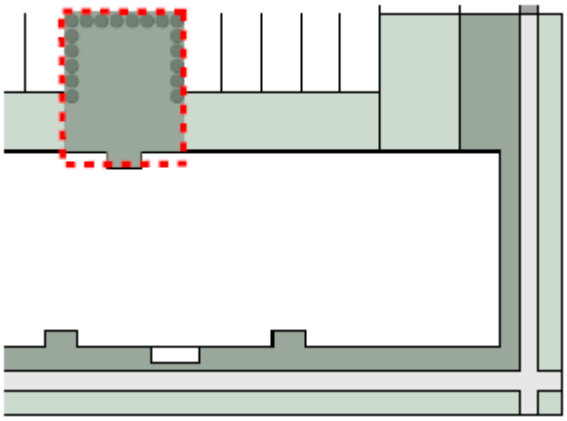
1. Plaza or Courtyard

A common use area directly accessible from adjoining buildings that includes decorative paving, street furniture, planters and/or pergolas or other shade structures.



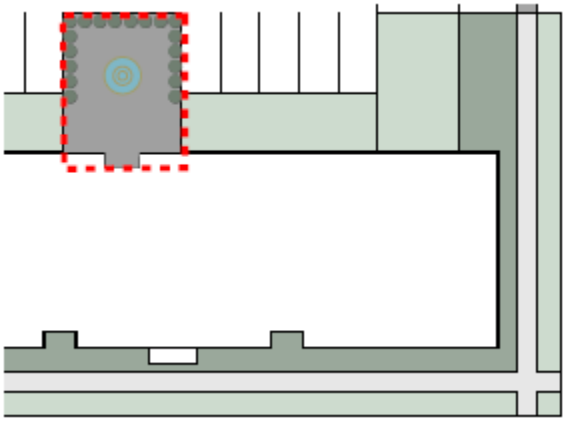
2. Common ~~Green~~ Area

A common green space shared by users of the development that may include a lawn, a stand of trees, or shrubs.



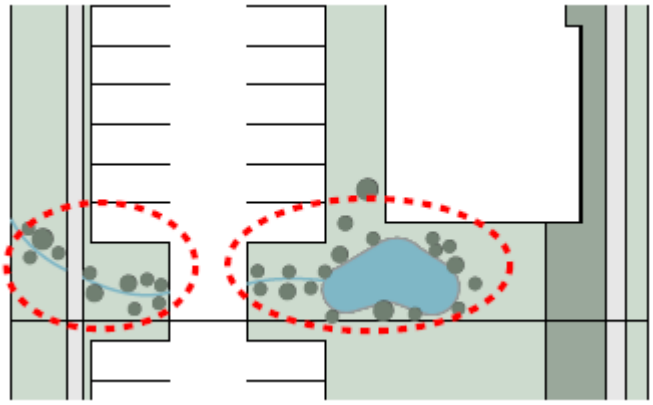
3. Water Feature

A fountain or decorative pool shared by users of the development (note that properly designed artificial drainage areas may also be used to meet common open space standards).



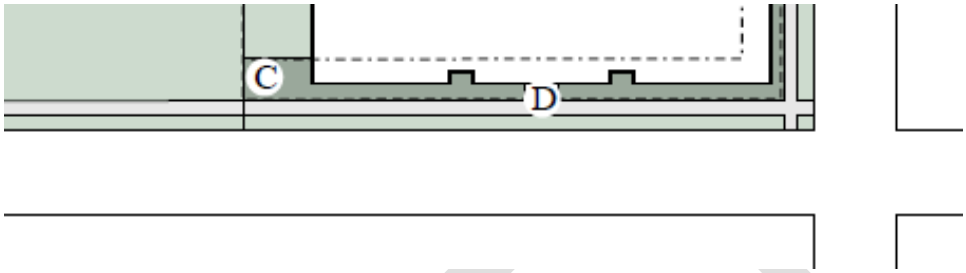
4. Natural Feature

Stands of mature trees or natural drainage areas retained as an amenity for users of the development.



C. Street Frontage Area ~~for Site Design Category 3~~

~~See Table 15-12.~~ ~~Street frontage area for commercial/mixed-use buildings: 0 feet (min.) from property line / 15 feet (max.) from property line.~~ Street frontage area for commercial and mixed-use buildings in Site Design Category 3 must be a maximum of 15 feet as measured from the property line.



D. Façade Width in Frontage Area ~~for Site Design Category 3~~

~~See Table 15-12.~~ The façade width within the frontage area of a site must be a minimum of 30% of the lot width for commercial and mixed-use buildings as illustrated in Figure 1 of this Section. The Planning Official may reduce the required façade width in the setback area to support preservation of significant trees or tree clusters.

E. ~~Maximum~~ Parking Pod Size ~~for Site Design Category 3~~

~~See Table 15-12.~~ The maximum number of parking stalls allowed in one parking pod, as illustrated in Figure 1 of this Section, is 40.

F. ~~Design Standards for Pedestrian~~ Street Connectivity ~~in Site Design Category 3~~

Development in Site Design Category 3 must provide an internal public or private street system with a connectivity ratio of at least 1.7 (see § 18.30.220).

G. ~~Menu of Additional~~ Pedestrian ~~Connection~~ Connectivity ~~Options for Site Design Category 3~~

1. ~~Design Standards for~~ Pedestrian Circulation System ~~in Site Design Category 3~~

Development in Site Design Category 3 must provide a coordinated pedestrian and bicycle system to provide convenient pedestrian access within the site and to adjacent development. All sites must provide:

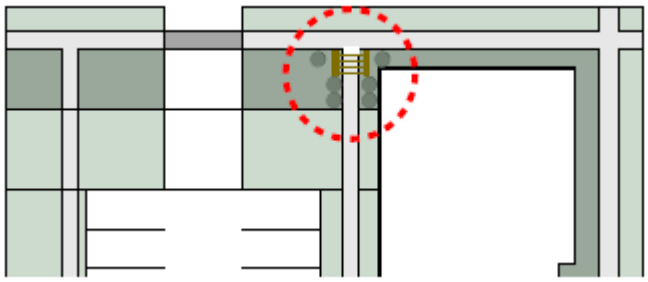
a. Direct pedestrian connections between buildings on the site; and
b. Paving materials that differentiate pedestrian ways from parking spaces and automobile travel lanes; and
c. Direct pedestrian connections to adjacent transit stops.

2. Additional Pedestrian Connection Options

Development in Site Design Category 3 must provide enhanced pedestrian connections to encourage pedestrian use, integrate with surrounding land uses or connect to regional paths and trails. Select at least two of the following ~~options~~ methods:

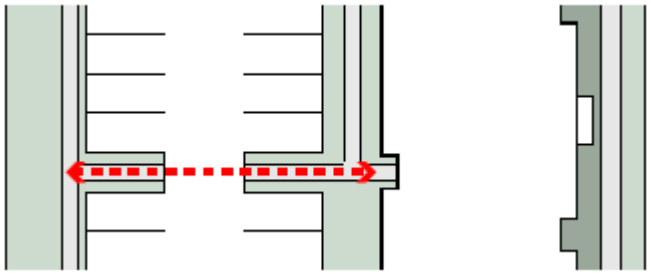
a. ~~1.~~ Pedestrian Gateway

Provide at least one defined pedestrian gateway into the site using landscape and hardscape materials.



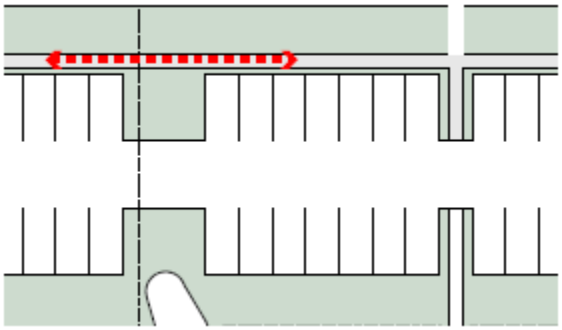
b.~~2.~~ Cross Property Connection

Provide at least one dedicated pedestrian connection across the development defined with wide sidewalks, special paving material or landscaping.



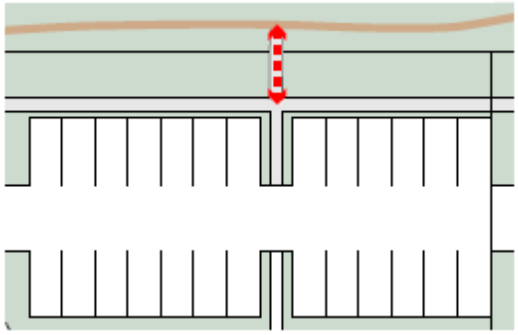
c. ~~3.~~ Pedestrian Connection to Adjacent Development

Provide at least one dedicated off-street pedestrian and bicycle connection to an adjacent residential, commercial or mixed-use development, or to an adjacent transit stop.



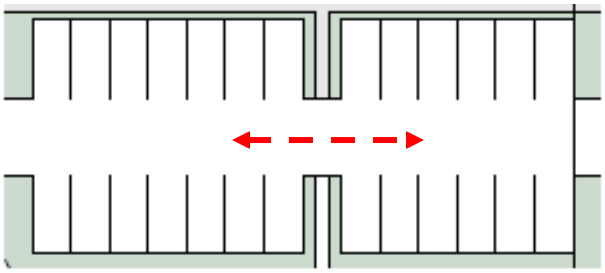
d. ~~4.~~ Pedestrian Connection to Regional Trail

Provide at least one dedicated pedestrian and bicycle connection to an adjacent pedestrian or multi-use trail.



H. Connectivity to Adjacent Driveways ~~for Site Design Category 3~~

~~See Table 15-12.~~ Development in Site Design Category 3 requires connections to driveways on adjacent properties where possible.

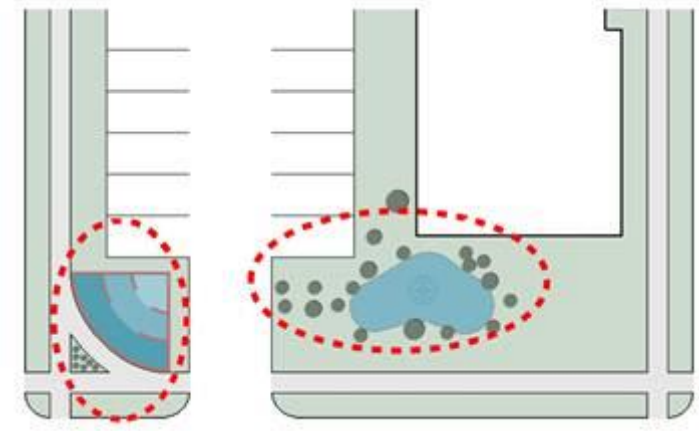


I. Drainage Features ~~for Site Design Category 3~~

Open drainage and detention areas visible to the public ~~shall~~ must be incorporated into the design of the site as an attractive amenity or focal point, using at least one of the following ~~tools~~ methods:

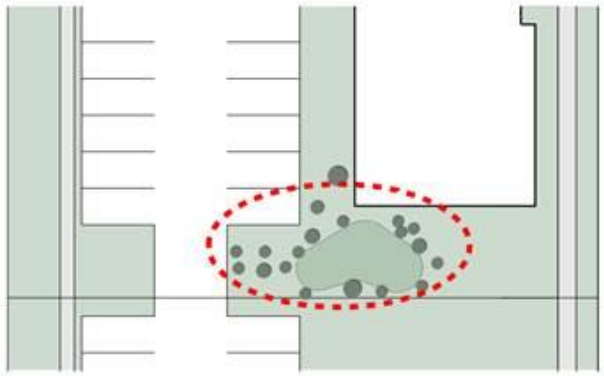
1. Pond or ~~f~~Fountain

A wet-bottom basin in a prominent location that is enhanced with decorative features such as fountains, waterfalls, and/or extensive landscaping.



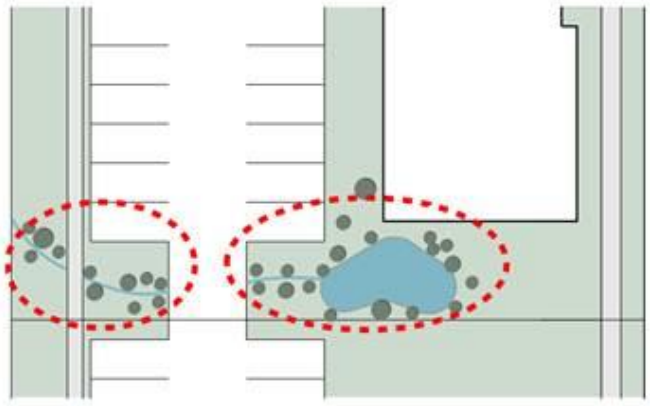
2. Landscaped ~~b~~Basin or ~~c~~Channel

A dry-bottom basin or channel that is maintained as extensively landscaped open space or yard area, designed with shallow slopes and a curvilinear, non-geometric shape to avoid an artificial appearance.



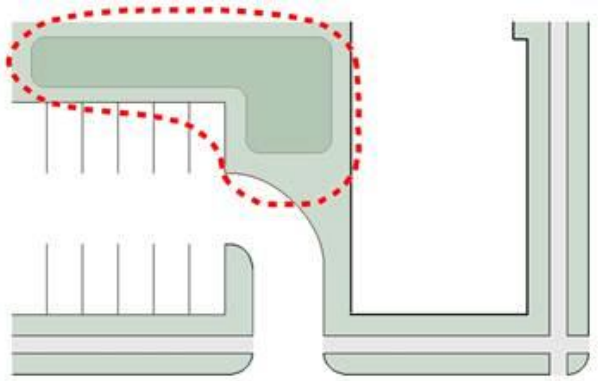
3. Natural ~~d~~Drainage ~~f~~Feature

Preservation of natural drainage areas including existing trees and vegetation. If existing trees and vegetation are missing or removed, new trees, shrubs, and plants should be added to restore the appearance of natural landscaping.



4. Geometric ~~b~~Basin

Artificial geometrically shaped basins should generally be avoided, but may be used in areas that are not visible to the public or from adjacent property.



(Ord. 15-16 §3, 2015)

18.15.120 Site Design Category 4

~~Composite~~ Site Design Category 4 provides standards to ensure compatible site development in areas designated by *PlanOlathe* as Commercial Corridors, Community Commercial Centers and Regional Commercial Centers. The following ~~general~~ site design standards apply to all projects in Site Design Category 4.~~:~~ The letters illustrated on Figure 1 below correspond with the site design standards provided within this Section.

Figure 1: Site Design Category 4

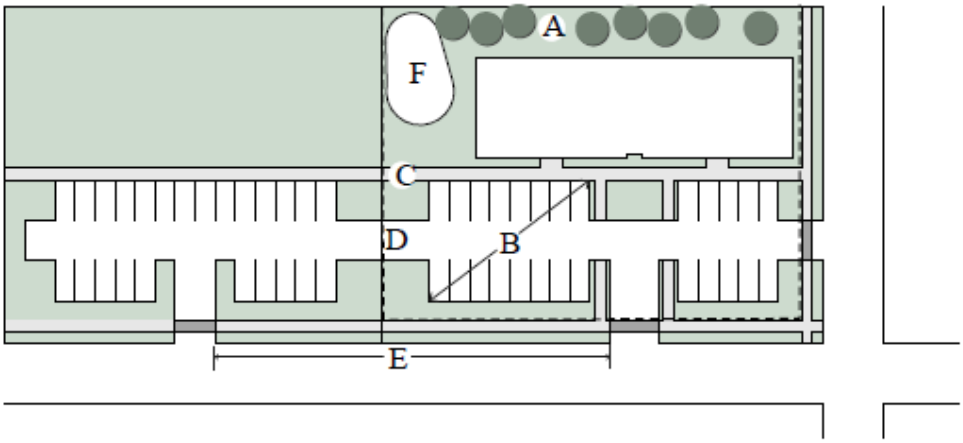


Table 15-13. General Design Standards for Site Design Category 4

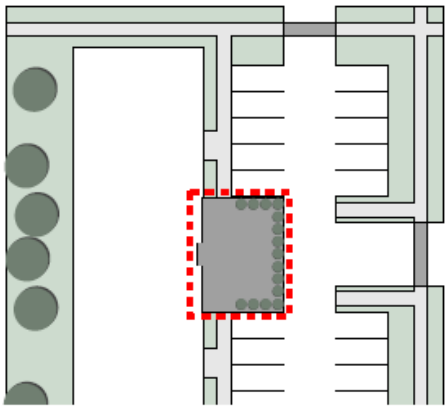
Open Space		
A	Outdoor Amenity Space	Required for development with more than 65% open space or larger than 4 acres – See menu options
Parking Placement		
B	Parking Pod Size (max. spaces)	80
Connectivity		
C	Pedestrian Connections	Required – See menu options
D	Connections to Driveways on Adjacent Properties	Required where possible
E	Distance between curb cuts (min.)	Refer to City's Access Management Plan
Drainage Features		
F	Open Drainage and Detention Areas Designed as Amenities	Required – See design options
Buffer Area Adjacent to Other Uses		
G	Buffer Area Adjacent to Residential Uses	Required – See design options

A. Menu of Outdoor Amenity Space Options for Site Design Category 4

Development in Site Design Category 4 that is greater than 4 acres in size or includes more than 65% open space must include outdoor amenity space to enhance the public realm and promote pedestrian activity. Select one or more of the following options methods to cover at least 10% of the site area:

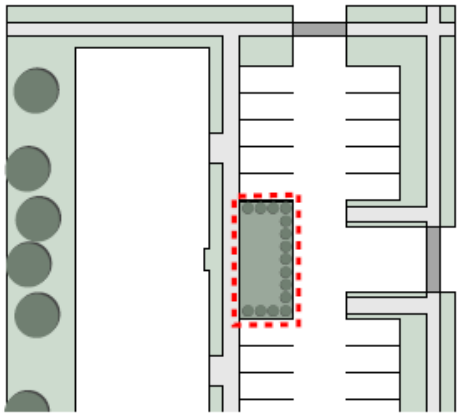
1. Plaza or Courtyard

A common use area directly accessible from adjoining buildings that includes decorative paving, street furniture, planters and/or pergolas.



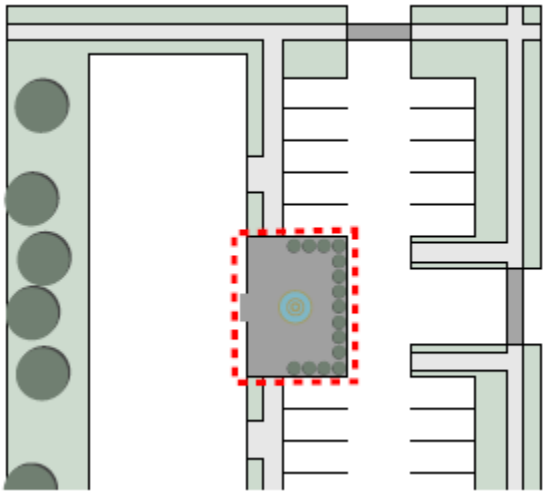
2. Common ~~Green~~ Area

A common green space shared by users of the development that may include a lawn, a stand of trees, or shrubs.



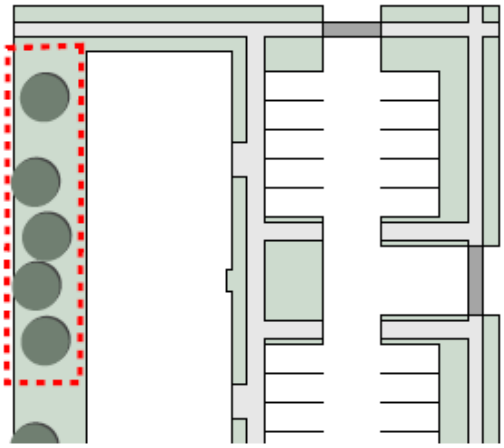
3. Water Feature

A fountain or decorative pool shared by users of the development (note that properly designed artificial drainage areas may also be used to meet common open space standards).



4. Natural Feature

Stands of mature trees or natural drainage areas retained as an amenity for users of the development.



B. ~~Maximum~~ Parking Pod Size ~~for Site Design Category 4~~

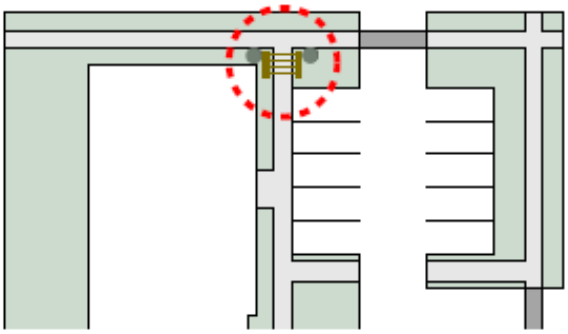
~~See Table 15-13.~~ The maximum number of parking stalls allowed in one parking pod, as illustrated in Figure 1 of this Section, is 80.

C. ~~Menu of~~ Pedestrian Connection Options ~~for Site Design Category 4~~

Development in Site Design Category 4 must provide pedestrian connections from surrounding development, parking and adjacent transit stops~~. Select~~ , using at least one of the following ~~tools~~ methods:

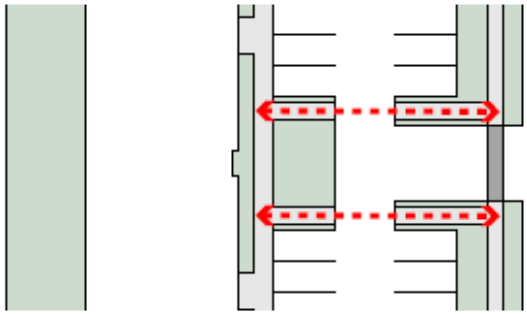
1. Pedestrian Gateway

Provide at least one defined pedestrian gateway into the site using landscape and hardscape materials.



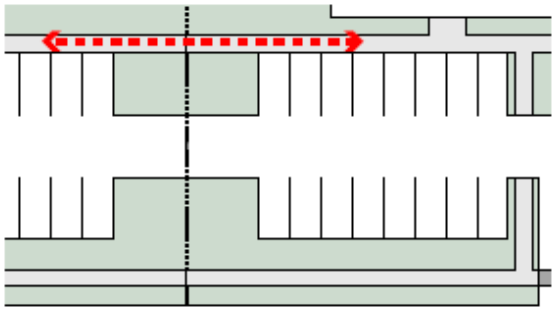
2. Cross Property Connection

Provide at least one dedicated pedestrian connection across the development defined with wide sidewalks, special paving material or landscaping.



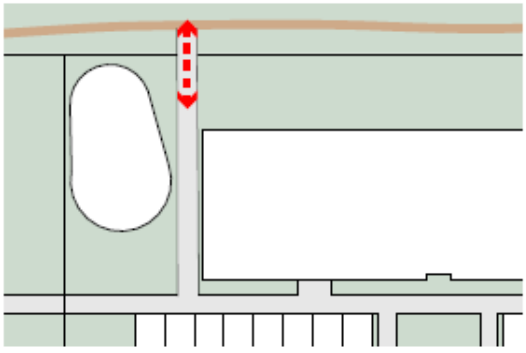
3. Pedestrian Connection to Adjacent Development

Provide at least one dedicated off-street pedestrian and bicycle connection to an adjacent residential, commercial or mixed-use development, or to an adjacent transit stop.



4. Pedestrian Connection to Regional Trail

Provide at least one dedicated pedestrian and bicycle connection to an adjacent pedestrian or multi-use trail.



D. Connectivity to Adjacent Driveways ~~for Site Design Category 4~~

~~See Table 15-13.~~ Connections to driveways on adjacent properties are required where possible.

E. Distance between Curb Cuts ~~for Site Design Category 4~~

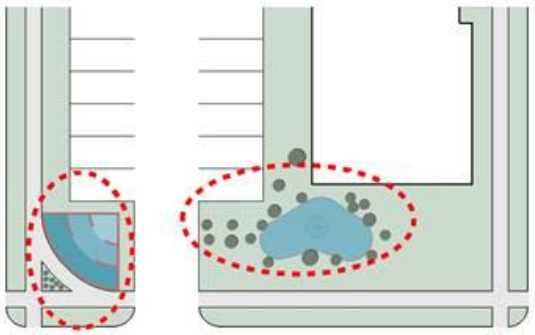
~~See Table 15-13.~~ For the minimum distance between curb cuts, refer to the City's Access Management Plan.

F. Drainage Features ~~for Site Design Category 4~~

Open drainage and detention areas visible to the public ~~shall~~ must be incorporated into the design of the site as an attractive amenity or focal point, using at least one of the following ~~tools~~ methods:

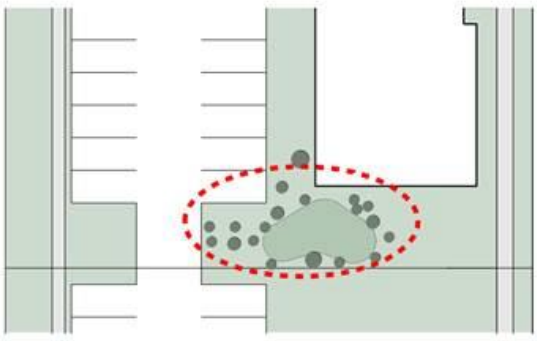
1. Pond or ~~f~~Fountain

A wet-bottom basin in a prominent location that is enhanced with decorative features such as fountains, waterfalls, and/or extensive landscaping.



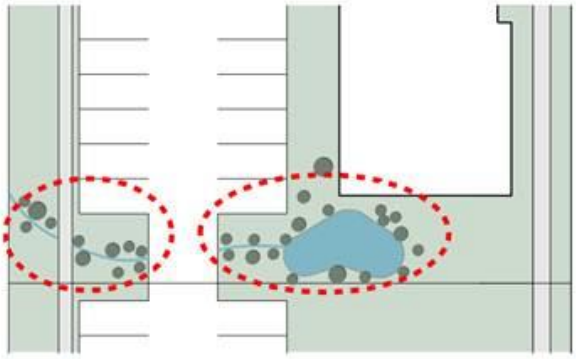
2. Landscaped ~~b~~Basin or ~~c~~Channel

A dry-bottom basin or channel that is maintained as extensively landscaped open space or yard area, designed with shallow slopes and a curvilinear, non-geometric shape to avoid an artificial appearance.



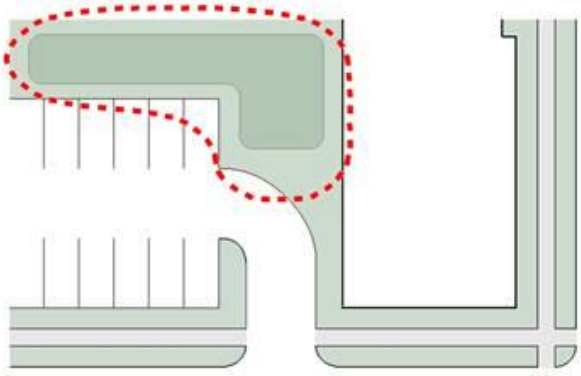
3. Natural ~~d~~Drainage ~~f~~Feature

Preservation of natural drainage areas including existing trees and vegetation. If existing trees and vegetation are missing or removed, new trees, shrubs, and plants should be added to restore the appearance of natural landscaping.



4. Geometric ~~b~~Basin

Artificial geometrically shaped basins should generally be avoided, but may be used in areas that are not visible to the public or from adjacent property.

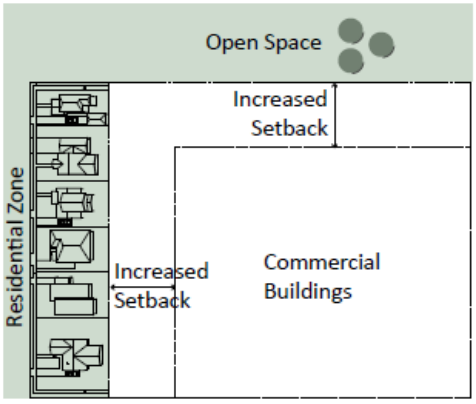


G. ~~Required~~ Landscaped Buffer Area ~~for Site Design Category 4~~

Buffer standards apply to development in Site Design Category 4 ~~that is~~ when located adjacent to a residential zoning district. Standards are intended to mitigate visual and noise impacts on surrounding land uses.

1. Increased Setback

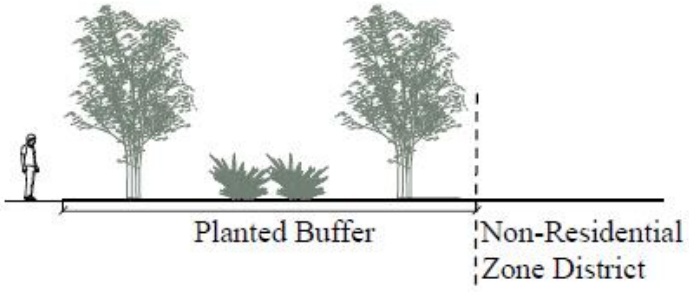
Buildings must be set back at least 40 feet from an adjoining R-1 or R-2 zoning district or designated open space.



2. Perimeter Landscaping

One of the following landscaping strategies must be used within the required minimum setback area on the edges of a~~n~~ ~~industrial~~ commercial site that directly abuts an R-1 or R-2 zoning district or designated open space:

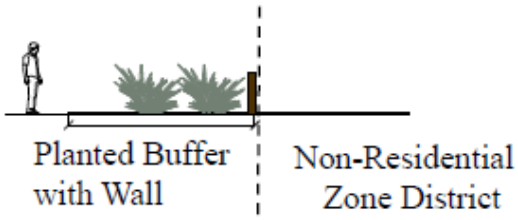
a. Planted Buffer with No Fence or Wall



A landscaped area at the sidewalk edge that is at least 40 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.

b. Planted Buffer with a Fence or Wall

A landscaped area of at least 15 feet between the sidewalk edge and a fence or wall with a minimum of 70% porous/permeable surfaces and 50% planted material. A fence or wall ~~shall~~ must be located within the landscape area and ~~shall~~ must include posts, columns, and/or pedestrian gateways a minimum of every 100 feet. *(Ord. 15-16 §3, 2015)*

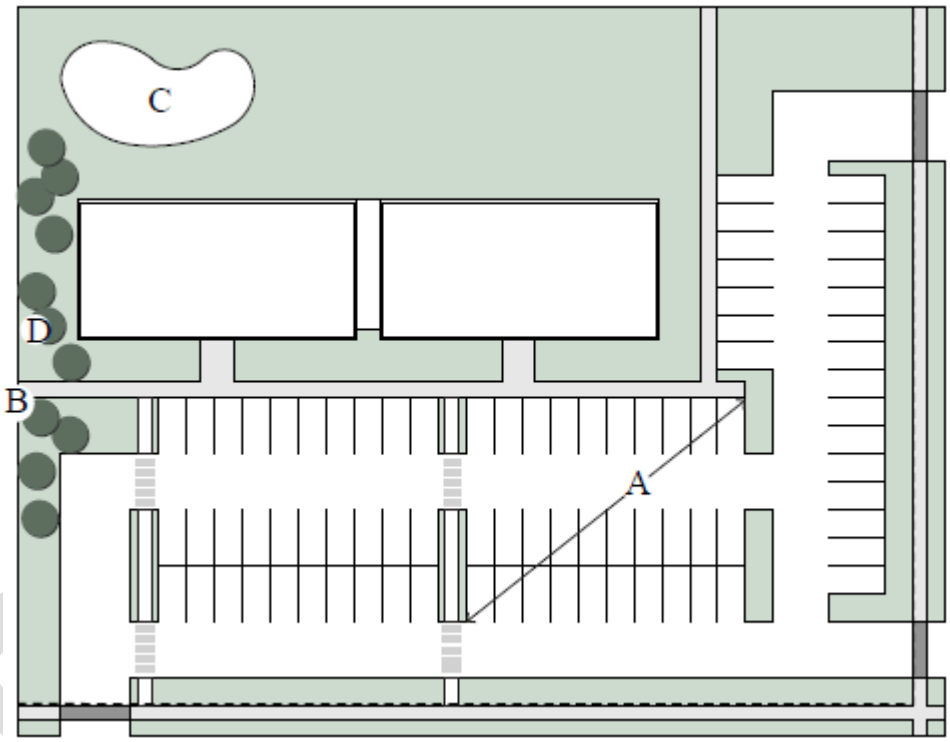


(⇔ See § 18.50.050 for fence height and design)

18.15.125 Site Design Category 5

~~Composite~~ Site Design Category 5 provides standards to ensure compatible site development in areas designated by *PlanOlathe* as Employment Areas. The following ~~general~~ site design standards apply to all projects in Site Design Category 5.~~:~~ The letters illustrated on Figure 1 below correspond with the site design standards provided within this Section.

Figure 1: Site Design Category 5



~~Table 15-14. General Design Standards for Site Design Category 5~~

~~Parking Placement~~		
~~A~~	~~Parking Pod Size (max. spaces)~~	~~160~~
~~Connectivity~~		
~~B~~	~~Pedestrian Connections~~	~~Required – See menu options~~
~~Drainage Features~~		
~~C~~	~~Open Drainage and Detention Areas Designed as Amenities~~	~~Required – See design options~~

~~Buffer Area Adjacent to Other Uses~~		
~~D~~	~~Buffer Area Adjacent to Non-Commercial and Industrial Uses~~	~~Required – See design options~~

A. ~~Maximum~~ Parking Pod Size ~~for Site Design Category 5~~

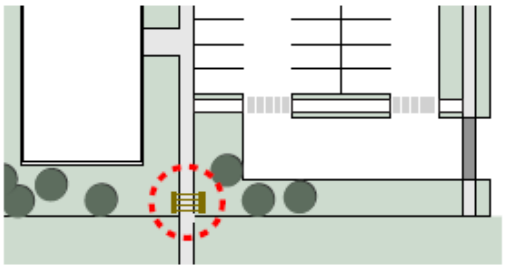
~~See Table 15-14.~~ The maximum number of parking stalls allowed in one parking pod, as illustrated in Figure 1 of this Section, is 160.

B. ~~Menu of~~ Pedestrian Connection Options ~~for Site Design Category 5~~

Development in Site Design Category 5 must provide pedestrian connections from surrounding development, parking and adjacent transit stops~~. Select~~ , using at least one of the following ~~tools~~ methods:

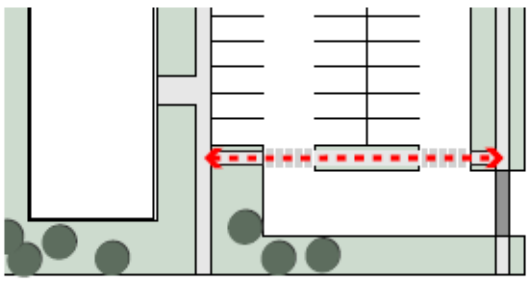
1. Pedestrian Gateway

Provide at least one defined pedestrian gateway into the site using landscape and hardscape materials.



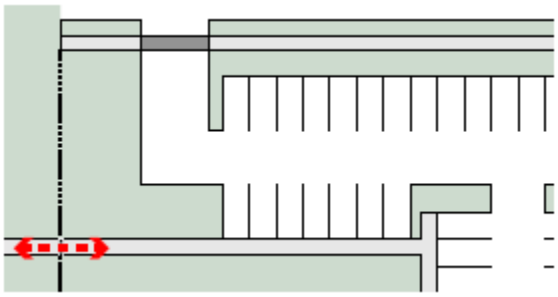
2. Cross Property Connection

Provide at least one dedicated pedestrian connection across the development defined with wide sidewalks, special paving material or landscaping.



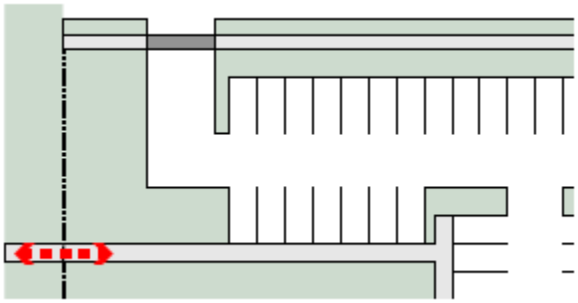
3. Pedestrian Connection to Adjacent Development

Provide at least one dedicated off-street pedestrian and bicycle connection to an adjacent residential, commercial or mixed-use development, or to an adjacent transit stop.



4. Pedestrian Connection to Regional Trail

Provide at least one dedicated pedestrian and bicycle connection to an adjacent pedestrian or multi-use trail.

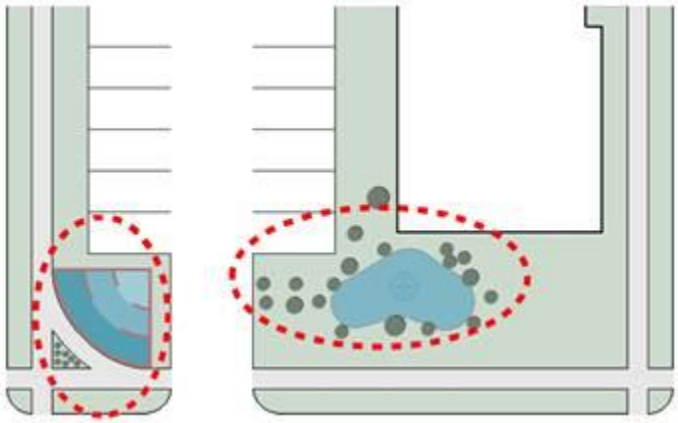


C. Drainage Features ~~for Site Design Category 5~~

Open drainage and detention areas visible to the public ~~shall~~ must be incorporated into the design of the site as an attractive amenity or focal point, using at least one of the following ~~tools~~ methods:

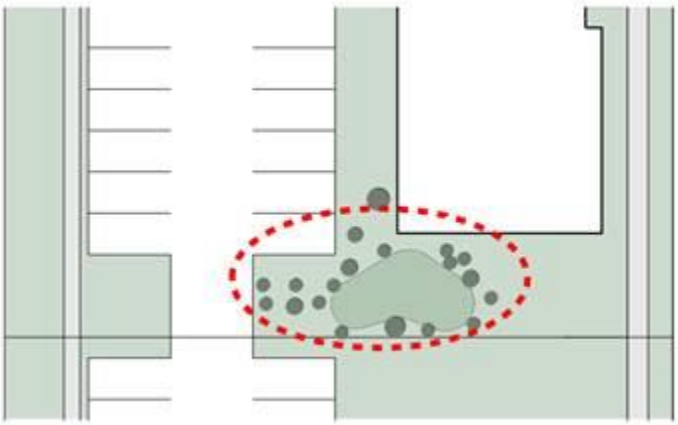
1. Pond or ~~f~~Fountain

A wet-bottom basin in a prominent location that is enhanced with decorative features such as fountains, waterfalls, and/or extensive landscaping.



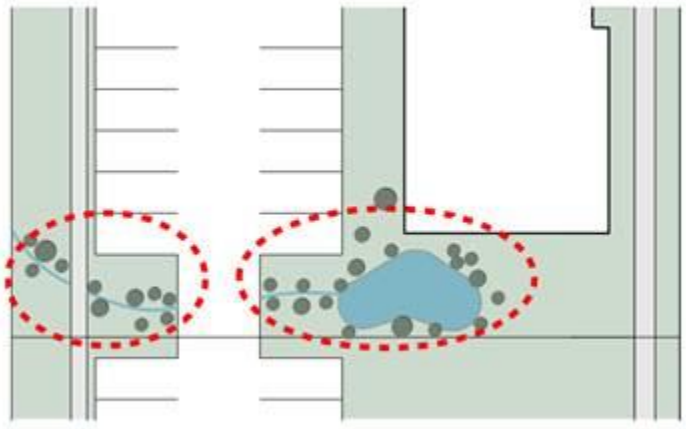
2. Landscaped ~~b~~Basin or ~~c~~Channel

A dry-bottom basin or channel that is maintained as extensively landscaped open space or yard area, designed with shallow slopes and a curvilinear, non-geometric shape to avoid an artificial appearance.



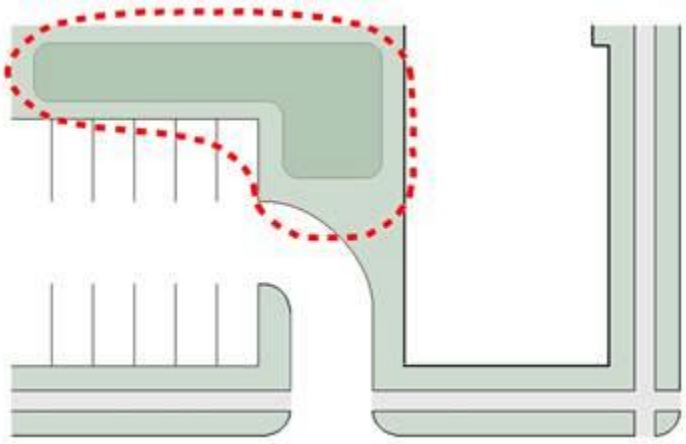
3. Natural ~~d~~Drainage ~~f~~Feature

Preservation of natural drainage areas including existing trees and vegetation. If existing trees and vegetation are missing or removed, new trees, shrubs, and plants should be added to restore the appearance of natural landscaping.



4. Geometric ~~b~~Basin

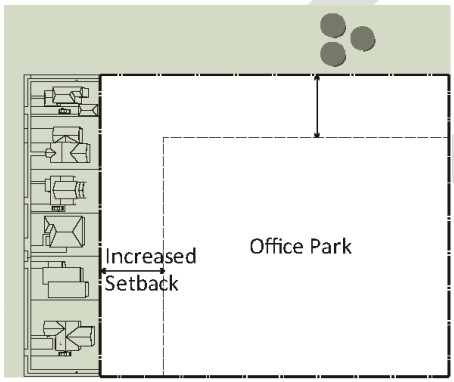
Artificial geometrically shaped basins should generally be ~~avoided, but~~ avoided but may be used in areas that are not visible to the public or from adjacent property.



D. ~~Required~~ Landscaped Buffer Area ~~for Site Design Category 5~~

Buffer standards apply to development in Site Design Category 5 ~~that is~~ when located adjacent to any arterial street or an agricultural, residential, or business park zoning district. ~~any non-commercial or industrial zoning district.~~ Standards are intended to mitigate visual and noise impacts on surrounding land uses.

1. Increased Setback

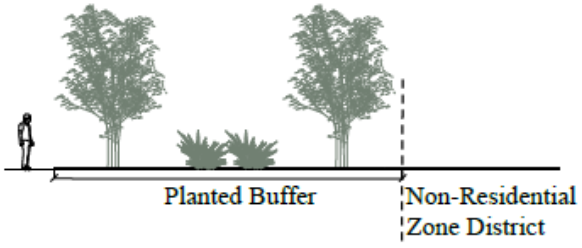


Buildings must be set back at least 40 feet from an adjoining arterial street or non-residential zoning district and 100 feet from an adjoining R-1 or R-2 zoning district or designated open space.

2. Perimeter Landscaping

One of the following landscaping strategies must be used within the required minimum setback area on the edges of a~~n industrial~~ site in the employment area that directly abuts an arterial street or any ~~non-commercial or industrial zoning district~~ agricultural, residential, or business park district:

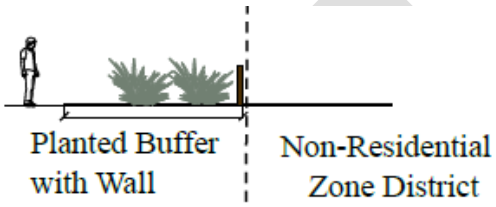
a. Planted Buffer with No Fence or Wall



A landscaped area at the sidewalk edge that is at least 40 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.

b. Planted Buffer with a Fence or Wall

A landscaped area of at least 15 feet between the sidewalk edge and a fence or wall with a minimum of 70% porous / permeable surfaces and 50% planted material. A fence or wall ~~shall~~ must be located within the landscape area and ~~shall~~ include posts, columns, and/or pedestrian gateways a minimum of every 100 feet. *(Ord. 15-16 §3, 2015)*

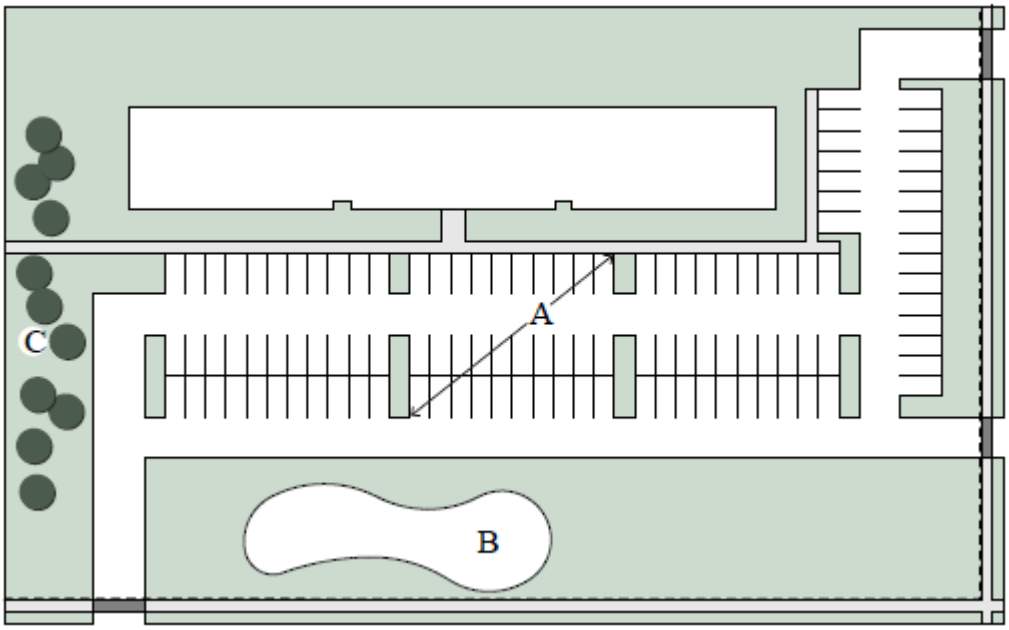


(⇔ See § 18.50.050 for fence height and design)

18.15.130 Site Design Category 6

~~Composite~~ Site Design Category 6 provides standards to ensure compatible site development in areas designated by *PlanOlathe* as Industrial Areas. The following ~~general~~ site design standards apply to all projects in Site Design Category 6.~~:~~ The letters illustrated on Figure 1 below correspond with the site design standards provided within this Section.

Figure 1: Site Design Category 6



~~Table 15-15. General Design Standards for Site Design Category 6~~

~~Parking Placement~~		
~~A~~	~~Parking Pod Size (max. spaces)~~	~~320~~
~~Drainage Features~~		
~~B~~	~~Open storm drainage and detention areas visible to the public designed to reduce visual impacts and provide a pedestrian amenity~~	~~Required - See design options~~
~~Buffer Area Adjacent to Other Uses~~		
~~C~~	~~Landscaped buffer area adjacent to arterial streets or non-industrial uses~~	~~Required - See design options~~

A. ~~Maximum~~ Parking Pod Size ~~for Site Design Category 6~~

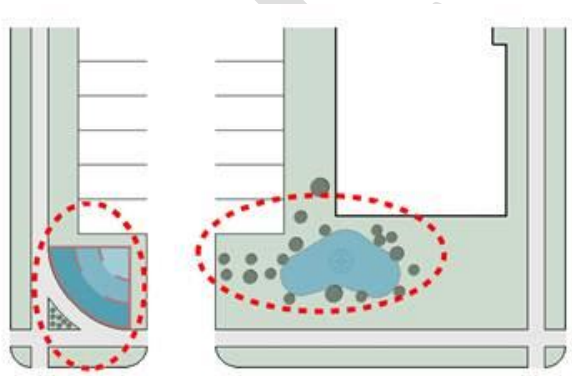
~~See Table 15-15.~~ The maximum number of parking stalls allowed in one parking pod, as illustrated in Figure 1 of this Section, is 320.

B. Drainage Features ~~for Site Design Category 6~~

Open drainage and detention areas visible to the public ~~shall~~ must be incorporated into the design of the site as an attractive amenity or focal point, using at least one of the following ~~tools~~ methods:

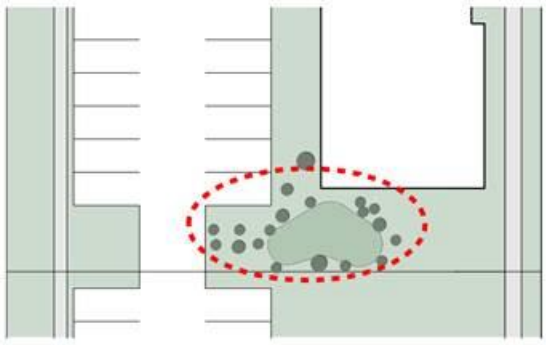
1. Pond or fountain

A wet-bottom basin in a prominent location that is enhanced with decorative features such as fountains, waterfalls, and/or extensive landscaping.



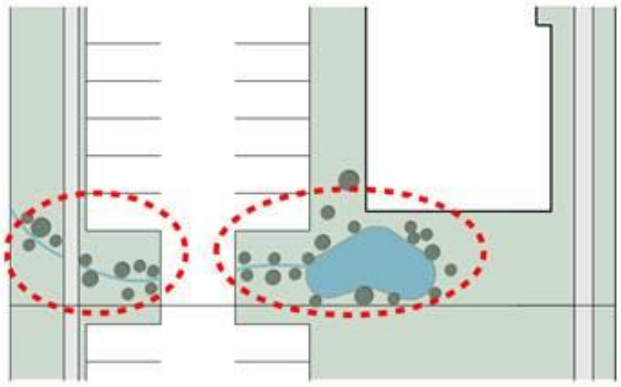
2. Landscaped ~~b~~Basin or ~~c~~Channel

A dry-bottom basin or channel that is maintained as extensively landscaped open space or yard area, designed with shallow slopes and a curvilinear, non-geometric shape to avoid an artificial appearance.



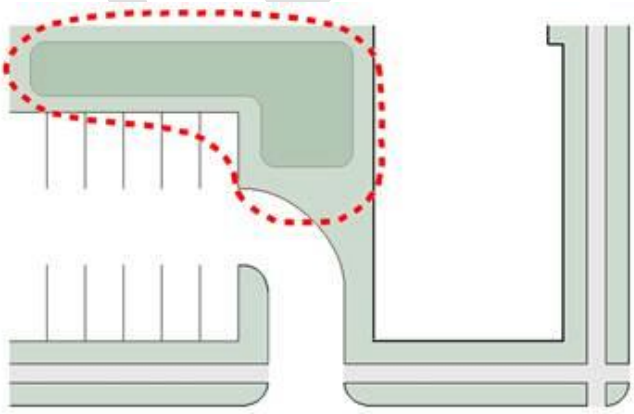
3. Natural ~~d~~Drainage ~~f~~Feature

Preservation of natural drainage areas including existing trees and vegetation. If existing trees and vegetation are missing or removed, new trees, shrubs, and plants should be added to restore the appearance of natural landscaping.



4. Geometric ~~b~~Basin

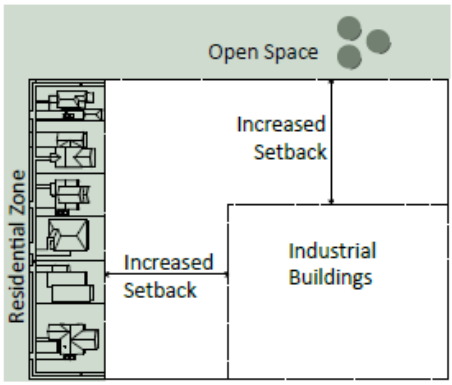
Artificial geometrically shaped basins should generally be ~~avoided, but~~ avoided but may be used in areas that are not visible to the public or from adjacent property.



C. ~~Required~~ Landscaped Buffer Area ~~for Site Design Category 6~~

Buffer standards apply to development in Site Design Category 6 ~~that is~~ when located adjacent to any arterial street or an agricultural, residential, or business park zoning district. ~~any non-industrial zoning district.~~ Standards are intended to mitigate visual and noise impacts on surrounding land uses.

1. Increased Setback

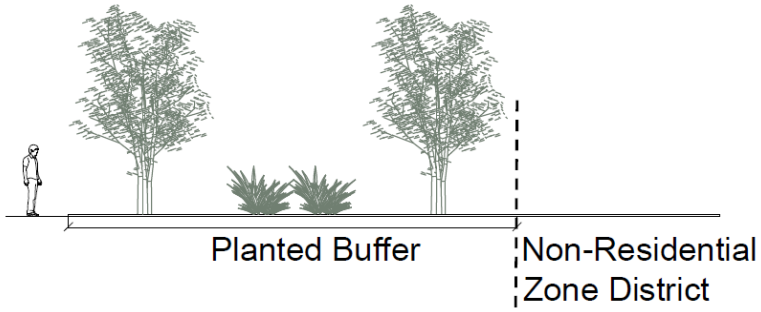


Buildings must be set back at least 50 feet from an adjoining arterial street or non-residential zoning district and 200 feet from an adjoining R-1 or R-2 zoning district or designated open space.

2. Perimeter Landscaping

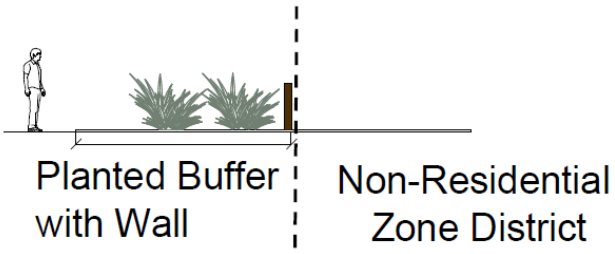
One of the following landscaping strategies must be used within the required minimum setback area on the edges of an industrial site that directly abuts an arterial street or any non-industrial zoning district:

a. Planted Buffer with No Fence or Wall



A landscaped area at the sidewalk edge that is at least 50 feet deep with a minimum of 70% porous/permeable surfaces and 50% planted material.

b. Planted Buffer with a Fence or Wall



A landscaped area of at least 20 feet between the sidewalk edge and a fence or wall with a minimum of 70% porous / permeable surfaces and 50% planted material. A fence or wall ~~shall~~ must be located within the landscape area and ~~should~~ include posts, columns, and/or pedestrian gateways a minimum of every 100 feet. *(Ord. 15-16 §3, 2015)*

City of Olathe
Planning Division

Staff Report

Planning Commission Meeting: July 22, 2019

Application:	**UDO19-0001: Unified Development Ordinance Amendments**
Applicant:	City of Olathe, Public Works – Planning Division
Staff Contact:	Aimee Nassif, Chief Planning and Development Officer Zachary Moore, Planner II

Overview:

Presented this evening are updates to the *Unified Development Ordinance* (UDO), specifically to Section 18.15, the Composite Design Standards. The Composite Design standards in today's UDO comprise two sections; the Building Design Standards and Site Design Standards. Major updates are proposed for the Building Design Standards within this section, and minor changes are being made to the Site Design Standards within this section.

The goals of this proposed update are to improve the readability and clarity of the regulations that are included in this Chapter, ensuring that the building materials classifications are up to date and consistent with best practices and industry standards, and continuing to promote high-quality development throughout the City of Olathe. This report will explain the community engagement that occurred throughout the evolution of this proposal, and how the 3 main goals of this update are being achieved.

Building Design Standards

1. Community Engagement

a. Stakeholder Workshop

Staff engaged the services of Christopher Shires with Confluence who has many years of experience drafting code, specifically also on architecture codes. Once a working draft was in hand, staff held a workshop on February 13, 2019 to share feedback and collaborate on the draft language. Over 80 local architects, developers, and other members of the local development community were invited to attend.

A total of 16 members of the development community were in attendance and engaged in discussion and collaboration during the 4-hour workshop. Some significant areas of conversation and collaboration included the updated building materials table, how to process and review additions to existing buildings, and updating building design standards so they are to be determined by building type.

b. Planning Commission Workshops

After the February stakeholder workshop, staff continued working on the draft, incorporated several ideas and vetted additional research. As we continued to research the topics that were discussed and gather input from the development community, the draft has continued to evolve.

On April 8, 2019, a workshop was held with the Olathe Planning Commission, where a draft of this proposed update was presented to them for the first time. With the Planning Commission, staff discussed in depth what would be updated with this proposal, and what would remain the same, with major focus being placed on the building materials table, development standards for building additions, and the change from buildings being reviewed under the scope of building categories which are based on the Comprehensive Plan, as compared to buildings being reviewed based on the type of building being constructed.

Based on the amount of discussion and great collaboration that occurred at the April 8 workshop, an additional workshop was held with the Planning Commission on April 22, where emphasis was placed on the building materials table and the specific design standards of each building type.

2. Improving Readability and Transparency of the Regulations of this Chapter

In the current edition of the Building Design standards of today's UDO, each building design category provides a table, such as the one shown to the right, which lists minimum required standards for any building that is subject to that particular category's building design standards. While this table provides some of the minimum standards that are required by each of these building design categories, the table omits several requirements. One of the key opportunity areas we want to improve with this update is readability. To accomplish this, confusing tables have been removed and replaced with lists that provide clearly stated requirements. This update will direct the readers' attention to one continuous location within the UDO, rather than flipping through pages or scrolling back and forth on the digital pages of the Code.

Façade Expression		
A	Horizontal and Vertical Articulation of Primary Façade	Required - See menu options
B	Focal Point Elements on Primary Façade	Required - See menu options
C	Additional Primary Façade Expression	Required - See menu options
D	Transparent glass on Primary Façades (min. %)	20%[1]
Pedestrian Orientation		
E	Ground Floor Pedestrian Interest	Required – See menu options
F	Front facing Entry Element on Primary Façade	Required – See menu options
Exterior Building Materials		
G	Building Materials on Primary Façades (min. % Materials Category 1 / max. % Materials Category 2)	70% / 30%[2]
H	Building Materials on Secondary Façades (min. % Materials Category 1 / max. % Materials Category 2)	60% / 40%
I	Mix of Building Materials on Primary Façades	Required – See menu options
Transition Standards		
J	Transition to R-1 and R-2 Districts	Required - See text
Overhead Doors		
K	Location of Overhead Doors for Vehicular Access	May not be located on

Other tables which provide conflicting information have also been removed so that all standards for a building type will be easy to find and located in a single area.

3. Update Building Materials Table

The Building Materials Table has been one of the most highly discussed areas of this proposed update. This table is very important when it comes to development within the City because it sorts building materials into four different classifications, which dictates how much of a certain type of material can be used on a building.

The current building materials table identifies 3 building material categories. Building materials categories 1, 2, and 3 generally correlate to high-quality materials, medium-quality materials, and low-quality materials, respectively. The proposed update will introduce another building materials classification, which will break the high-quality materials category into very-high quality materials and high-quality materials (separating the current Category 1 materials into Class 1 and Class 2 materials). The proposed building materials table gives more credit to the highest-quality of masonry materials, such as genuine stucco, thick stone veneer, full brick veneer, clear glass, and the highest-quality architectural metals, which are all classified as Class 1 materials in the proposed update.

Each building type that is listed in the proposed update requires an amount of Class 1 building materials on primary and secondary façades. For example, Commercial/Retail buildings require a minimum of three different Class 1 or 2 building materials to make up a minimum of 80% of each primary façade (up from 70% Category 1 building materials as currently required).

The proposed building materials table includes more specific details when it comes to each material. Definitions for each material are provided to help clarify distinctions between different types of similar materials. In the current code, there is no difference stated between full brick veneer or thin brick veneer, while the proposed code classifies full brick veneer as a Class 1 material and thin brick veneer as a Class 2 material. This is because full brick veneer appears more authentic as a building material while thin brick veneer appears lighter and generally less authentic when applied on a building façade.

The table that is provided on the following page lists each building material and how it is categorized in today's Code (left-hand column) compared to how it is considered in the proposed update (right-hand column).

Table 3.1: Building Materials Table Comparison

Old Building Material Category	Building Material	New Building Material Class
3 categories	**MASONRY AND STONE (NON-LOAD BEARING)**	**4 classes**
1	Brick Veneer, fired clay	1
2	Brick Veneer (thin), fired clay	2
2	Brick Paneling, fired clay	3
2	Brick veneer, synthetic	2
3	Brick paneling, synthetic	3
1	Stone veneer, natural	1
1	Stone veneer, synthetic	2
Not previously specified	Stone paneling, synthetic	3
1	Stucco, genuine	1
	CONCRETE MASONRY UNITS	
1	Burnished/ground-faced block	2
2	Patterned or shaped block	2
2	Split-faced block	3
3	Plain, flat-faced block	4
	CONCRETE	
1	Architectural quality precast concrete panels	1
2	Cast-in-place concrete, board former or decorative form liner	2
2	Cast-in-place concrete, plain	3
2	Site cast and precast concrete panels	3
	METALS	
2	Architectural quality, composite metal wall panel systems	1
2	Architectural metal wall panel systems, concealed fastening	3
2	Architectural quality metal wall panel systems, exposed fastening	3
3	Metal (panels, siding, trim)	4
	GLASS	
1	Clear glass (windows, curtain walls, paneling systems)	1
2	Glass blocks	3
1	Mirrored glass	4
1	Opaque or tinted glass (including color applied)	3
1	Spandrel glass	2
	OTHER MATERIALS	
2	Wood (panels and siding)	3
2	Cement fiber board (panels and siding)	3
3	Exterior Insulation and Finish System (EIFS)	3
2	Composite wood (panels, siding, and trim)	4
3	Vinyl and PVC (panels, siding, and trim)	4
Not previously specified	Ceramic	3
Not previously specified	Translucent wall panels	3
Not previously specified	Fabric	Not permitted

A. Classification of EIFS

The most discussed building material classification with this proposed update, is where the building material EIFS (Exterior Insulation Finishing System) should be classified. EIFS is a form of synthetic stucco, with several layers that make up the material as a whole, including; a polystyrene foam insulation board, a layer (in some cases two) of reinforcing mesh, base coating, primer, and finally a finish coat.

Staff and our consultant discussed this material with several planners and architects in the region to receive their input and opinions on EIFS. Staff met with representatives from the EIFS distribution industry and listened to their issues and requests that EIFS should be classified as a Class 1 material.

While EIFS has made improvements as a building material over time, staff still has concerns based on the durability, flammability, and appearance of the material. Based on these concerns, staff is of the opinion that EIFS should be classified as a Class 3 material. There is an additional clause in the proposed update which prohibits the use of EIFS within 10 feet of the ground level on a façade. This has been added based on concern of the material being able to be punctured or damaged, risk of the foam base of the material catching fire from cigarette butts disposed by patrons or employees, and appearance of the material in the primary viewshed.

The current UDO allows EIFS as a Category 3 material and as a Category 2 material when used as a detail or accent. After detailed review, meetings, and research staff is recommending that EIFS be allowed as a Class 3 material is consistent with other synthetic materials listed in the building materials table. This new Class 3 allowance is an increase from what is allowed today and is consistent with requests and waivers for the use of EIFS that we have seen over the last 5 years.

4. Continuing to Promote High-Quality Development Throughout the City

The most important goal of this update is to continue to promote the high-quality development. The increase in quality will be realized through increases in very-high quality materials that are required on primary and secondary façades, increases in the amounts of glass required on both primary and secondary façades, architectural features that provide a high level of attention to details on buildings, and a higher emphasis placed on residential amenities for multi-family developments.

a. *Glass Requirements*

One of the two major areas that the quality of development will be increased is the amount of glass that is required on primary façades for each building type. The table provided on the next page provides a comparison of the amount of transparent glass required on primary façades for each building type.

Table 4.1: Glass Required on Primary Façades

Current Requirement for Glass on Primary Façades	New Building Use Type Category	Proposed Requirement for Glass on Primary Façades
0%	Agricultural	0%
0%	Single-Family Residential	0%
0-25%	Two-Family Residential	0%
25%	Horizontally Attached Residential	0%
25%	Vertically Attached Residential	20%
30%	Non-Residential Building in a Residential Zoning District	20%
20% (entire façade)	Commercial/Retail Building	25% (first floor) 30% (upper floors)
20%	Office Building	25%
30% (entire façade)	Mixed-Use Building	35% (first floor) 20% (upper floors)
0%	Industrial Building	15%

Requirements for glass on primary façades for horizontally attached residential units (triplexes, fourplexes, townhomes, etc.) have been changed from requiring a percentage of glass to requiring a minimum of two transparent windows for these dwelling types. This update alleviates developers of the burden of providing a minimum requirement per façade, which for this type of development can be difficult to achieve. The requirement for two windows would reduce clear glass that may be placed in undesirable locations within a house, like storage areas, bathrooms, and closets, while maintaining a high level of quality of development by requiring two separate windows to be provided on primary façades.

There are multiple building types where the minimum requirement for transparent glass has been decreased, as can be seen in the table provided above. In recent years, staff has commonly seen waiver requests to reduce glass requirements on multifamily residential buildings and residential buildings in non-residential zoning districts. Due to the amount of waiver requests received, staff conducted an audit of the UDO to determine if the regulations in the existing UDO were appropriate.

Based on the findings of the research that staff conducted in its audit, staff found that a reduction in the glass requirements for certain building types, such as multifamily residential and nonresidential buildings in residential zoning districts (i.e. schools and churches) was appropriate. This is based on the higher frequency of areas where windows would be inappropriate, such as bathrooms, closets, and storage areas in multifamily buildings and auditoriums and gymnasiums in schools and churches.

Staff has received waiver several waiver requests over the years for reductions in these glass requirements, and after working with applicants on ensuring high-quality design on the buildings overall, staff has been supportive of these waivers. Some features that staff has used to ensure high quality design on buildings to mitigate the glass reduction have been added to the proposed update, ensuring that those high-quality design elements are still being met with the reduction in glass.

b. Building Materials Requirements

The second major area that the quality of development will be increased is the amount of high-quality building materials required on primary façades for each building type. The table provided below provides a comparison of the amount of Category/Class 1 building materials required on primary façades for each building type between the proposed update and the current UDO.

Table 4.2: Building Materials Required by Building Type

Category 1 Materials Required (Previous)	New Building Use Type Category	Proposed Requirement for Class 1 Building Materials
N/A	Agricultural	0%
0% / 70%	Single-Family Residential	0% / 70%
70%	Two-Family Residential	70%
70%	Horizontally Attached Residential	70%
70%	Vertically Attached Residential	70%
80%	Non-Residential Building in a Residential Zoning District	75%
70%	Commercial/Retail Building	80% Class 1 or 2
70%	Office Building	70% Class 1 or 2
80%	Mixed-Use Building	80% Class 1 or 2
20%	Industrial Building	75% Class 1, 2, or 3

The building materials requirements that are proposed with this update will increase the quality of development that is seen throughout the City. When viewing the table provided above, it is important to remember that the classification of materials that was previously considered Category 1 materials has since been broken into Class 1 and Class 2 (very-high quality and high-quality materials).

Residential building types maintain high amounts of solely Class 1 materials, as these materials provide sound architectural design and further the mission of the City by ensuring that the highest level of design is provided in our multi-family developments. While non-residential building types in this Code update incorporate Class 2 (and in cases of Industrial buildings, Class 3 materials), the quality of development is being increased by the higher amounts of transparent glass that is required on each building type's primary façades.

Also, with the current UDO's building materials Category 1 being divided into two separate materials classifications with the proposed update, staff finds that allowing a mixture of building materials from Classes 1 and 2 is important. This will help to ensure that the City will avoid a monotonous appearance of new developments by allowing a mix of building materials allowed on primary façades.

5. Benefit to Development Community

In addition to providing benefits to the City with the updates to this draft, staff was seeking an opportunity to make the development standards easier to understand, make the development process more streamlined, and to reduce the amount of waivers that would be requested, while increasing the quality of development found in the City. In this proposal, staff identified two major updates that will help to achieve those goals, these include:

a. Changing the definition of primary façade to mean any street-facing façade or any façade which includes a primary customer building entrance.

b. Changing applicable building design standards from being determined by the Land Use designation on the Comprehensive Plan to being determined by building type.

As stated in Section 4.a, on page 6 of this report, it was found that a high number of waivers were being requested to allow reductions in the percentage of glass on primary façades for multi-family residential, nonresidential buildings in residential zoning districts (churches and schools), and commercial/retail developments. Staff conducted research and audited the UDO to determine if the standards that were in place were appropriate. As stated on page 6, staff found that some of the regulations in the current UDO were not appropriate in some areas. Staff took this opportunity to propose changes to the UDO that will increase quality of development and reduce the amount of waivers that are sought.

As referenced in Section 5.b of this report, above, staff is proposing a change how applicable building design standards to individual buildings are determined. In the current UDO, building design standards are determined by the location of a property that a building is proposed on, and that property's designation on the Future Land Use Map of PlanOlathe (the Comprehensive Plan). Staff is proposing that building design standards should be determined by the type of a building, such as a commercial/retail building, or multi-family building. This will provide increased clarity to members of the development community as to which standards will apply for a project, and will help to reduce the amount of waivers that are requested.

In instances where the zoning of a property is not compatible with the PlanOlathe, the current UDO requires that the building follows standards determined by the land use designation, rather than following the functionality of the building that was proposed to be built. For example, if a property was located in a commercial future land use designation in the PlanOlathe, but was zoned industrial, the architectural standards in the current UDO would require that development to comply with commercial building design standards, which may be cost-prohibitive for the development or would not allow the building to be built in a way that would be functional for its user. With the proposed update, buildings which are intended to function as industrial buildings will be required to follow standards for industrial buildings, and commercial buildings will be subject to commercial building design standards, regardless of their future land use map designation.

Benefit to the Community

As stated previously, one of the three main goals of this proposed update to the UDO is to increase the quality of development that occurs in the City. While the City has seen an increase in the last several years, since the Composite Standards were introduced in 2014, the City saw opportunities to build from that update and to further increase the quality of development. This proposed update is meeting the call for higher quality development in the City in several ways, including:

- Placing greater emphasis and requiring high amounts of "very-high quality" Class 1 building materials on both primary and secondary façades, stressing the importance of four-sided architecture.
- Adding standards to the general requirements section addressing details such as trim, shutters, soffits, and cornices, that while seemingly minor in nature, make major impacts on the appearance of a development when built.
- Placing emphasis on the architectural standards of accessory buildings in multi-family residential developments.
- Adding a standard for residential amenities to be required on a building for each individual dwelling unit (such as a patio or balcony), or on the rooftop for multi-family residential developments.
- Increasing standards for multi-family residential, commercial/retail, two-family residential, mixed-use, and industrial developments.

Site Design Standards

Included with this amendment package are updates to the site design standards section of Chapter 18.15. With these updates, none of the standards are being changed, however, changes are proposed to improve the readability of the section and to increase the clarity of how the standards shall be applied.

The site design standards section of the UDO includes tables for each design category which lists the minimum standards for any site subject to that category's standards. These tables are similar to the building design standards table that is included within Section A.2 of this report, on page 2. While these tables provide some of the minimum standards that are required by each site design category, the tables omit several requirements. One of the key opportunity areas we want to improve with this update is readability of this Chapter. To accomplish this, confusing tables have been removed and replaced with lists that provide clearly stated requirements. This update will direct the readers' attention to one continuous location within the UDO, rather than flipping through pages or scrolling back and forth on the digital pages of the Code

Table 15.9 of the UDO is proposed to be modified with this proposed update, to remove the list of standards as mentioned in the paragraph above, and also to remove the line in the table that lists the "Typical Zoning District" for each category (see image below). Since the site design categories are determined by a property's location on the future land use map in PlanOlathe, having this line in the table was confusing to readers, as it was often the thought that the zoning district was the determining factor when site design standards were being applied.

Table 15-9. Summary of ~~Composite~~ Site Design Standards

	1	2	3	4	5	6
Future~~/Proposed~~ Land Use Map Category	*Conventional Neighborhood*	*Conservation/ Cluster Neighborhood*	*Neighborhood Center, Urban Center, TOD, Mixed Use Residential Neighborhood*	*Commercial Corridor, Regional or Community Commercial Center*	*Employment Area*	*Industrial Area*
~~*Typical Zoning District*~~	~~*R-1*~~	~~*R-1*~~	~~*N, C-1, D, R-2, R-3, R-4*~~	~~*C-2, C-3, C-4*~~	~~*O, BP, M-1*~~	~~*M-2, M-3*~~

Additionally, language was added to some standards within the site design category section to provide consistency with other sections throughout the Code.

Staff Recommendation:

Staff recommends approval of the proposed amendments to the Unified Development Ordinance (UDO), as detailed in the attached UDO Amendments Exhibit for Chapter 18.15.

It should be noted that a draft of supplemental edits to several Sections of the UDO will be forthcoming should these updates be adopted. The supplemental edits will make minor changes to text within other sections of the UDO to be consistent with changes that are included in this update.

Attached please find a copy of proposed draft of the new Building Design Standards section and the redline version of the Site Design Standards section.

City of Olathe
Planning Division

MINUTES

Planning Commission Meeting: July 22, 2019

Application:	**UDO19-0001: Unified Development Ordinance Amendments**

Zachary Moore, Planner II, presented a brief introduction, explanation, and overview stating that community engagement has occurred since February 2019. Mr. Moore then introduced our consultant.

Christopher Shires with **Confluence**, the City's consultant for this project, approached the podium to address the existing and proposed building design standards in the UDO.

Proposed updates to the code include the purpose and intent and addressing four-sided architecture. . This would apply to all buildings within the city. He notes that building additions need to meet the new standard, although there are exceptions.

Mr. Shires addressed Section D, Terms and General Provisions, and updating definitions for primary façade, street-facing, major façade material and façade area, and how these apply to accessory buildings on a commercial site. Section E addresses general requirements, including franchise architecture, use of trim, shutters in scale, soffits, overhangs and cornices, screening for equipment and trash enclosures, and building lighting, etc.

Section F addresses the materials table, discussing the various classes and added that this code is somewhat fluid and may be changed over time.

Section G lists the many different types of buildings, including agricultural, single-family homes, two-family residential, commercial/retail buildings, office/civic buildings, industrial, etc.

Mr. Moore added that there has been a lot of discussion about using EIFS as a building material. He has been meeting with industry representatives to discuss the pros and cons of using EIFS material. Changes to the code regarding EIFS include listing it as a Building Material Class 3 which increases the allowance from today's code to be consistent with our research and with past requests that have been approved.

Mr. Moore concluded by saying staff is continuing to reach out to stakeholders for feedback as we continue through this process.

Chair Vakas asked if a procedure exists for an applicant to propose an increase use of EIFS on a project and Mr. Moore confirmed there is

Mr. Moore briefly outlined some minor updates to the Site Design Standards section of 18.15, including streamlining language and clarifying the standards and how they are administered. The standards themselves are not changing, just making them simpler to read and interpret. He concluded his presentation and was available for questions.

Chair Vakas opened the public hearing. He noted that the Planning Commission has received letters from eight architects in the Kansas City area, who all spoke favorably about EIFS. **Travis Schram, 11282 South Belmont**, Olathe, approached the podium as president of Grata Development. He is requesting continuance of this hearing because he has not had ample time to review the documents as he did not receive them until Friday. He outlined his multiple interactions with staff, expressing concerns... He believes that building permits have decreased significantly year over year and the price of new construction continue to outpace the growth of wages. He believes the decision needs to be made with caution and with the property time for consideration, which has not been given.

Aimee Nassif, Chief Planning and Development Officer, stated that documents did not get distributed until late because packets did not go out until later than typical as well. , Staff is sending out another stakeholder update after this evening's meeting and opportunities to engage staff has not stopped.

Tracy Tanking, 15301 Cordell Road, Kearny, MO, approached the podium. He is the general manager for Architectural Building Systems, which is the local Dryvit distributor. He appreciates staff's efforts to educate everyone about EIFS and the communication staff has had with them. During the 18 months they have been working with the City, they have received variances to allow EIFS over what is currently allowed in the City. He believes he has addressed multiple concerns with staff, including concerns about EIFS, including appearance, flammability, and availability, which staff has assured them is no longer an issue. **Mr. Tanking** said his company believes EIFS meets the criteria to be a Category 1 Material.

Richard Nickloy, **10403 South Highland Circle, Olathe,** approached the podium. He is also concerned with the classification of EIFS and believes that categorizing it as a Category 3 material limits their opportunities in the city of Olathe. He requests that EIFS be considered as a Category 1 material.

Kevin Nickloy, 17411 West 163rd Street, Olathe, approached the podium. He works for Architectural Building Systems. He works extensively with the Catholic community to help get St. Paul's church built. He helped redesign the building with EIFS. ,A second Catholic church is being built near his home and he hopes to save the church money by using EIFS. He believes using EIFS will make the building much more efficient.

Don Crabtree, 10340 South Highland Lane, Olathe, approached the podium. He is an Olathe general contractor; his projects include the I-35 Logistics Business Park. He has built numerous projects using EIFS and supports classifying it as a Class 1 material.

Bob Nickloy, 27590 West Highland Circle, Olathe, approached the podium. He said his company has been marketing EIFS since 1981, and it has become very popular over time. Today, EIFS represents an approximate 20 percent of the market share in the commercial exterior wall market. In summary, he also supports classifying EIFS as a Class 1 material.

Jeff Sykes, 1608 SW Smith, Blue Springs, MO, approached the podium. He has also been in this industry a long time in many capacities. He has a lot of experience with EIFS and many other products and pointed out that the product has changed for the better over the past 50 years. He also supports classifying EIFS as a Class 1 material.

There being no one else to be heard, **Chair Vakas** called for a motion to close the public hearing.

Motion by Comm. Fry, seconded by Comm. Rinke, to close the public hearing.

Motion passed 7-0.

Comm. Fry said he is comfortable with the UDO being a living document that is meant to be adjusted and changed on a continual basis. He believes this update improves the use of EIFS in

Olathe. ,. **Comm. Freeman** appreciates the input from staff and the public and encourages everyone to continue to provide feedback. **Chair Vakas** echoed comments about the UDO being a living document and believes the right steps are being taken regarding EIFS. He called for a motion.

Motion by Comm. Rinke, seconded by Comm. Fry, to recommend approval of UDO19-0001, for the following reasons:

Staff recommends approval of the proposed amendments to the Unified Development Ordinance (UDO), as detailed in the attached UDO Amendments Exhibit for Chapter 18.15.

Aye: Freeman, Nelson, Rinke, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

Motion was approved 7-0.

GRATA
DEVELOPMENT

Dear City Council Members,
I am writing to you regarding the newly proposed changes to the Unified Development Ordinance (UDO). Since the publication of the proposed changes, I have been working diligently to understand the impact they might have on development in Olathe. Through this research I have reached the conclusion that the changes as proposed would have significant unintended consequences on the future of development in our city.

Please find below a list of unintended consequences:

- The addition of a higher class of materials and the delineation of these materials, has limited the use of materials in a manner as to make stucco the only realistic alternative for exterior finish in multi-family and mixed-use projects.
- The classification of these new materials prohibits a more "residential feel" in Two-Family, Horizontal attached and Vertical attached by forcing builders to use an abundance of materials with a heavy mass.
- Classification of Synthetic stone as a class 2 material will significantly reduce the amount of stonework utilized due to the significantly higher cost of natural stone.
- The additional of architectural standards to single family residential, even when the standards are as low as possible, will add additional administrative burden to an already slow process.

In order to avoid these unintended consequences, I am requesting that you consider the following amendments to the proposed UDO Changes:

- Allow class 2 materials to be incorporated to primary façade 70% minimum for Two-Family Residential, Horizontally Attached Residential, Vertically Attached Residential, and Mixed Use.
- Allow class 2 materials to be incorporated to secondary façade 20% minimum for Two-Family Residential, Horizontally Attached Residential, and Mixed Use
- Designate Cement Fiber Board (panels and siding) to be classified as a Class 1 Material
- Designate Authentic Hardwood to be designated as a Class 2 material
- Remove new architectural design standards for Single Family Residential

Grata Development has made numerous investments and has significant interest in quality development taking place in Olathe. These proposed restrictions are significantly more restrictive than Overland Park, Lenexa, Shawnee, and Leawood. They will result in not only decreased development but development that doesn't promote the type of diversity and creativity that Olathe has historically embraced

Thank you for your attention to this very important issue. Please feel free to reach out if you would like to discuss this further.

Sincerely,

Travis D Schram

Travis Schram
President
Grata/ Day 3 Development

FINKLE + WILLIAMS
ARCHITECTURE

7007 COLLEGE BLVD, SUITE 415
OVERLAND PARK, KANSAS 66211

913 + 498 · 1550
913 + 498 · 1042

June 17, 2019

To Whom it may concern;

While we do not specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, we cannot dismiss the assessment by the Department of Energy that EIFS is the best cladding available for both moisture protection and energy conservation. We respectfully request that you move EIFS to your list of "Category 1 building materials" so that we may preserve the professionals' prerogative of utilizing this versatile product when in the best interests of our clients.

Sincerely,

David A. Williams

WARMAN *ARCHITECTURE+DESIGN*
1735 Swift Ave.
North Kansas City, Missouri 64116
v. 816.474.2233 f. 816.474.1051

June 17, 2019

Aimee Nassif, Director
Department of Planning and Zoning
City of Olathe
100 E. Santa Fe
Olathe, KS 66061

Dear Ms. Nassif,

While not every project design calls for the use of Exterior Insulated Finish Systems (EIFS), we have used these products with great success for over 30 years. The insulation in an EIFS system provides an excellent addition to the R value in the wall assembly that does not exist with stucco and has proven to be tremendously helpful in achieving the building envelope requirements in the energy code.

EIFS should be allowed as a Category 1 building material by the City of Olathe's UDO and furthermore dis-allowing any material should be discouraged. The design professional working in concert with the planning staff should review each design on its own merit. If the design professional is not able to present materials and ideas and if staff is not open to considering those, every building in Olathe will look the same.

Sincerely and Respectively,

Kathleen A. Warman AIA NCARB

mantel teter
consulting | architecture | developing

June 17, 2019

The City of Olathe
100 E. Santa Fe St.
Olathe, KS 66051-0768

Re: UDO – EIFS Classification

To Whom it May Concern,

We understand that there is a perception that architects don't want to use EIFS which may have contributed to the restriction of its use in the City of Olathe. We are writing this letter to convey that we do not share that opinion.

Properly detailed and installed EIFS is a cost effective, durable, low-maintenance, water managed and energy efficient cladding system. Our firm has a 20-year track record of EIFS use on commercial projects across the country with no reported issues.

While we do not specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, we cannot dismiss the advantages of it's use in many circumstances. We respectfully request that you move EIFS to your list of "Category 1 building materials" so that we may preserve the option to utilize this product when it is in the best interests of our clients.

Please feel free to give me a call if you have any questions.

Sincerely,

Skyler K. Phelps
Vice President

cc: File-MTA

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WELLNER architects
802 Broadway, 4th Floor . Kansas City, MO . P. 816.221.0017 . . E. wai@wellner.com . www.wellner.com

June 17, 2019

City of Olathe Planning Department
100 E Santa Fe Street
Olathe, KS 66061

RE: Unified Development Ordinance
Section 18.15.020, Composite Building Design Standards

Dear Sir or Madame;

We have reviewed the Composite Standards and applaud the City's desire to improve the built environment by establishing a framework to promote greater interest in building appearance. We would encourage the City to include Exterior Insulation and Finish Systems in Category 1 or Category 2 building materials listed in Table 15-2. We have found that there are appropriate uses for EIFS on building primary and secondary facades and the restrictions placed on this material in the different design categories would prevent us from using EIFS when appropriate. As design professionals, we will continue to be challenged to meet increasingly rigorous energy codes as we grapple with the effects of climate change. We believe EIFS is a material that can help us meet the challenges ahead and contribute to a more enriching built environment.

Thank you for your consideration.

Sincerely,

Margaret Jo Smith

Margaret Jo Smith, RA, LEED AP
Wellner Architects, Inc.

bcDESIGNGROUP

June 17, 2019

Danny Apgar
Architectural Building Systems, Inc.
200 South 5th Street
Kansas City, KS 66101

Danny,

I am writing this letter to inform you on how we use EIFS as an option when selecting exterior finish systems when designing new and existing construction. When projects become challenged by budget EIFS is one option we have to help reduce cost and keep similar design intent with its range of textures and colors.

Sincerely,

Lance White LEED AP
Senior Project Manager

bcDESIGNGROUP
100 E Park Street, Suite 202
Olathe, Kansas 66061
913.232.2123

YAEGER ARCHITECTURE .COM

June 14, 2019

The City of Olathe, Kansas
100 E. Santa Fe Street
Olathe, KS 66061

Re: Unified Development Ordinance Update
Classification of EIFS as Category 1 Building Material

To Whom it may concern;

I am writing to you to in regard to proposed updates to the Unified Development Ordinance. Specifically, I am writing to express my support for including Exterior Insulation Finish Systems (EIFS) as a Category 1 Building Material under the ordinance.

While we do not specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, our ability to do so is an important tool in delivering cost-effective, high-performance buildings to our clients, particularly with respect to achieving energy performance standards as defined by our clients as well as by the requirements of the International Energy Conservation Code.

Indeed, properly specified, detailed, and installed drainage EIFS systems provide equivalent or better appearance than genuine stucco systems currently listed in Category 1 (which are prone to cracking and moisture absorption and retention), and today offer a greater variety of architectural finish options that provide a high level of articulation and detail, as well as a substantial range of color and texture options. The barrier-type outer lamina of the EIFS system, combined with the drainage plane that is integral to the insulation bonding system, results in wall assemblies that perform well for 20-30 years or more, as evidenced by example buildings throughout the metropolitan area. The continuous insulation layer outboard of the building sheathing offers superior insulation capabilities by eliminating thermal bridging through the studs, resulting in superior energy efficiency.

Sincerely,

Patrick K. Lenahan
Vice President
Registered Architect – Kansas License No. 5504

:PKL

7780 West 119th Street, Overland Park, KS 66213 p: 913-742-8000 f: 913-742-8570

PERKINS + WILL

June 17, 2019

City of Olathe, KS
100 E. Santa Fe Street
Olathe, KS 66051

Re: Exterior Insulation and Finish System (EIFS)

To Whom it May Concern:

Regarding the City's restrictions imposed on the use of EIFS on projects within the City, we would like to offer the following additional insight:

While we do not necessarily specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, there are occasions where the System is requested by our clients to meet their energy conservation needs, design aesthetic, and budget. In these instances, it is our policy to take the necessary steps to ensure 1) the proper EIFS system is selected, and 2) that the System is designed, detailed, and specified properly, to ensure its success as a primary component of the building envelope.

While we have no control over the actual installers, we do include in our specifications only reputable manufacturers who have a long history of successful installations, and proactively train their installers on the various aspects of a proper installation, to ensure the requisite System warranty can and will be issued.

Ultimately, we firmly believe that if the necessary steps such as these are taken, this versatile EIFS system can perform satisfactorily for many years. Allowing it as an approved primary building material also provides professional design firms to select products and systems that may best meet their client's needs.

Sincerely,

David R. Combs, Assoc. AIA, CSI, CCCA, LEED AP
Associate Principal, Technical Director

MEMO

Date: June 18, 2019

To: **Whom it may concern**

From: Dan Webster, AIA *dan@xhomeskc.com*

Copy:

Attachments:

Subject: EIFS

In our opinion, Exterior Insulated Finish Systems (EIFS) are far superior to ordinary stucco systems and we have used EIFS exclusively on our construction projects over the last 15 years.

In a recent U.S. Department of Energy study conducted by the Oak Ridge National Laboratory, it shows the system can perform better than stucco, concrete block, fiber cement siding, and brick in energy efficiency, moisture intrusion, and temperature control.

With that in mind, we respectfully request that you move EIFS to your list of "Category 1 building materials" so that we may preserve the professionals' prerogative of utilizing this versatile product when in the best interests of our clients.

25055 W. Valley Parkway, Suite 110 • Olathe, KS 66061-8429 • 913-390-4663 • Fax:913-390-4664

www.xhomeskc.com