



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: October 14, 2019

Application:	<u>PR19-0022:</u> Revised Preliminary Site Development Plan for Cedar Creek Office Campus F
Location:	North of the intersection of Hollis Lane and W. 103 rd Street
Owner/Applicant:	Craig Eymann; Eymann & Eymann Investments, LLC
Engineer:	Daniel G. Foster, PLA; Schlagel & Associates, P.A.
Staff Contact:	Zachary Moore, Planner II

Site Area: 1.5± acres **Proposed Use:** Office
Building Area: 18,270 square feet **Plat:** Unplatted
Zoning: BP (Business Park)

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Secondary Greenway	Vacant	BP	5	E
North	Secondary Greenway	Vacant	BP	-	-
South	Conventional Neighborhood	Single-Family Residential	R-1	-	-
East	Secondary Greenway	Vacant	BP	-	-
West	Secondary Greenway	Vacant	BP	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for an office building on the north side of W. 103rd Street at its intersection with Hollis Street. The proposed office is 18,270 square feet and is a permitted use in the BP District.

The proposed office building is two stories in height, with a total of 18,270 square feet in size, which is a 21% increase in square footage over the original plan approval in 1997. Since this increase is greater than 5%, this proposal is a “major change” to the previously approved plan and requires consideration by the Planning Commission.

The applicant is also requesting a waiver to reduce the parking and paving setback from 30 feet to 10 feet along 103rd Street. Staff is supportive of this request and the associated analysis can be found in Section 10 of this report.

2. History:

The subject property and surrounding area was annexed into the City in 1983, and the Cedar Creek Office Campus area was later rezoned to the Business Park District in 1997 (RZ-27-97). That rezoning included a preliminary site development plan for Cedar Creek Office Campus C and F, which included a 15,000 square foot, three-story office building on the subject property. The 1997 plan showed two parking areas for the office building whose locations are no longer viable. The image below shows the previously approved development plan for the subject property and surrounding area.



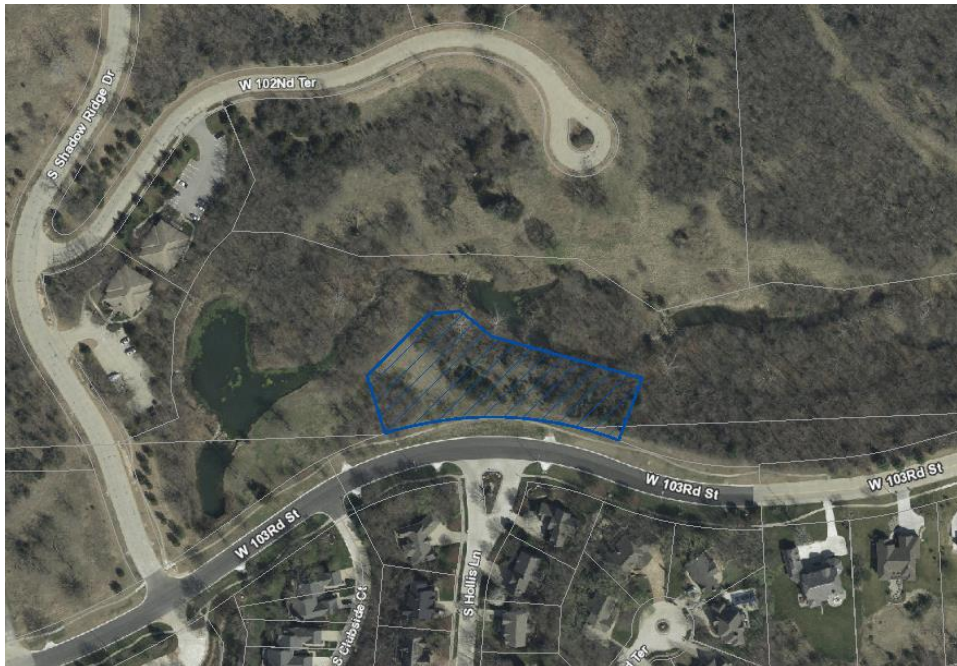
Previously approved preliminary site development plan, with general location of the subject property outlined in red (RZ-27-97)

3. Existing Conditions/ Site Photos:

The subject property has never been developed and there is existing vegetation throughout the site. A photo of the site and an aerial view of the subject property are provided below.



View of subject property looking north from W. 103rd Street.



Aerial view of the subject property outlined in navy

4. **Neighborhood Meeting and Correspondence:**

The applicant held a Neighborhood Meeting on September 18, 2019 in which eight (8) residents attended. Main topics of discussion included architecture design, screening of the parking area, location of the trash enclosure, and tree preservation. The neighborhood meeting minutes are included in the Planning Commission packet.

Staff has met in person with one concerned resident and has spoken on the phone with another. Both residents wrote emails, one to staff and one to a Cedar Creek neighborhood group, which staff has received and provided in this packet. Main concerns of the two residents include the waiver request, property values, site layout, landscaping, parking lot screening, and the location of the trash enclosure.

Based on the feedback from both residents, staff and the applicant explored alternative locations for the trash enclosure. Unfortunately, each alternative created a conflict with fire truck and solid waste collection truck turn-around areas. To mitigate the necessary location, staff requested additional landscaping along the southern property line for enhanced screening. The applicant agreed and has added additional upright evergreens in addition to construction of the masonry trash enclosure with a metal gate as required by the UDO. The applicant has also rotated the angle of the trash enclosure, so it will no longer directly face the W. 103rd Street right-of-way. This will allow an increase in the size of the parking lot island to the south and east of the trash enclosure, where additional plantings will be located.

To address the parking lot screening concerns, the applicant is providing a staggered row of evergreen trees along the western two-thirds of the parking lot. These evergreens will be a minimum of 6 feet in height and planting them in a staggered line will help to fill in gaps between trees. Lastly, the eastern portion of the parking lot will gradually slope downward, below the grade of the roadway, to provide natural screening of the parking area. We believe this design and plantings will significantly reduce any vehicle lights from casting onto the adjacent right-of-way.

The requested waiver by the applicant is a result of creating the ability for greater tree preservation and required stream corridor setback. This is discussed in depth in Section 10. In addition, a review of the architecture is provided in Sections 6 and 7 below.

5. **Zoning Requirements:**

- a. **Building Height** –The maximum building height allowed in the BP District is 144 feet. The proposed building will have a maximum height of 33 feet, complying with this UDO requirement.
- b. **Setbacks** – Parking and paving areas in the BP District are required to be setback a minimum of 30 feet from street right-of-way. The applicant is requesting a waiver to reduce the setback for the parking and paving areas from 30 feet to 10 feet. Analysis of this waiver request can be found in Section 10 of this report, on page 7.

Minimum building setback requirements in the BP District and the proposed setbacks shown on the site plan are listed in Table 1: Building Setbacks, on the next page.

Table 1: Building Setbacks		
	UDO Requirement	Proposed Plan
<i>Front Yard</i>	10 feet (minimum)	27 feet
<i>Side Yard</i>	N/A	4 feet
<i>Rear Yard</i>	10 feet	23 feet

6. Site Design Standards:

The property is subject to **Site Design Category 5** (UDO 18.15.125). The following is a summary of the site design standards.

- Parking Pod Size** – Parking for developments in Site Design Category 5 must be separated into pods no greater than 160 stalls. The parking lot provided for this building consists of 63 total stalls, under the maximum allowance.
- Pedestrian Connection** – Development in Site Design Category 5 must provide pedestrian connections from surrounding development, parking, and adjacent transit stops. The proposed development meets this requirement with a meandering sidewalk connecting the main entry of the building to the existing sidewalk located on the north side of W. 103rd Street.

7. Building Design Standards:

Table 2: Building Design Standards	
Building Design Standard	UDO Requirement (Category E) Proposed Design
<i>Horizontal Articulation</i>	<i>A minimum of one horizontal articulation tool must be used a minimum of every 100 feet of linear façade width.</i> The primary façades of the building include wall offsets greater than 4 feet at a greater frequency than is required.
<i>Vertical Articulation</i>	<i>A minimum one vertical articulation tool must be used a minimum of every 100 feet of linear façade width.</i> The primary façades of the building include variations in height of greater than 4 feet at a greater frequency than is required.

<i>Focal Point Element</i>	<p>All buildings in Building Design Category E must incorporate focal point design elements to help define the character of the structure.</p> <p>The proposed building provides 48% transparent glass on the southeast façade and incorporates an overhang for approximately 50% of the southwest façade, to exceed this requirement.</p>
<i>Transparent Glass on Primary Façades</i>	<p>Primary façades must have a minimum 20% transparent glass</p> <p>The primary façades have 42% and 48% transparent glass, exceeding this requirement.</p>
<i>Transition to Single-Family Districts</i>	<p>A building or portion of a building located within 200 feet of an R-1 or R-2 district may be no more than 35 feet or two stories in height.</p> <p>An existing R-1 District is less than 200 feet from the subject property. The proposed building is two stories, with a maximum height of 33 feet.</p>

Proposed Building Materials

The proposed building exceeds all the building material requirements for the primary and secondary façades. For primary façades of buildings subject to Building Design Category E, Category 1 materials are required on a minimum of 70% of the façade, while secondary façades require a minimum of 50% Category 1 materials. Category 1 materials proposed for the building include genuine, applied stucco and transparent glass. Architectural metal, a Category 2 material, is proposed to be used as a complementary material on three building façades. The table below depicts the amount of each material that is proposed to be used on each façade.

Table 3: Building Materials				
Primary Façades	Transparent Glass (Category 1)	Genuine Stucco (Category 1)	Architectural Metal (Category 2)	Total Category 1/ Category 2
Southeast Façade	48%	36%	16%	84% / 16%
Southwest Façade	42%	44%	14%	86% / 14%
Secondary Façades				
Northwest Façade	42%	58%	0%	100% / 0%
Northeast Façade	29%	65%	6%	94% / 6%

8. Parking:

Parking for office buildings is required at a rate of 3.8 stalls per 1,000 square feet of gross floor area, excluding uninhabitable floor space. While the total square footage of the proposed building is 18,270 square feet, the total habitable square footage of the building is 16,434 square feet. This proposal meets the UDO requirement of 63 parking spaces.

9. Landscaping and Screening:

The applicant has provided a preliminary landscape plan, which exceeds UDO requirements for plantings. Buffers are being provided along the east and west property lines with new vegetation, and along the northern property line by preserving existing vegetation. Foundation landscaping is also being provided in excess of the required minimum 25% on the northwest, southeast and southwest façades of the building.

In terms of the parking area, this area is set back 10 feet from W. 103rd Street right-of-way and will be at a lower elevation than the road. In addition to the grade change, the parking area provided on site will be further screened from the roadway with upright evergreens and shade trees. These screening methods will limit the shine of headlights onto nearby residential properties to the south.

An additional group of evergreen trees is proposed to screen the dumpster enclosure. This dumpster enclosure sits back on the property, approximately 120 feet from the back of curb of W. 103rd Street. The applicant has agreed to angle the dumpster enclosure so it does not directly face the street. The materials of the dumpster enclosure will be compatible with the proposed building and meet UDO requirements.

10. Waiver Requests:

The applicant is requesting a waiver from the required parking and paving setbacks. The justification provided to support the waiver requests by the applicant can be found in the waiver request letter included in this packet.

1. Waiver from UDO, Section 18.20.180.B – Request for a waiver to allow a reduction in the minimum required parking and paving setback from the W. 103rd Street right-of-way from 30 feet to 10 feet.

UDO, Section 18.40.240.D.2 states, “The Approving Authority may approve the Waiver if the applicant demonstrates one (1) or more of the following, and if the area proposed for modification is illustrated on the plat or site development plan.”

- a) An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.
- b) Development restrictions imposed on the property to ensure low impact land uses, low scale buildings, and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.
- c) Existing topography, hedgerows, or natural features provide significant screening and an appropriate buffer for adjoining properties.
- d) Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.
- e) The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design, and building arrangements that are not possible. In such instances, findings shall be prepared that:

- a. No private rights will be injured or endangered by the Waiver.
- b. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

Staff Analysis of Waiver Request:

This reduction will allow for increased preservation of existing trees on the north side of the property, as well as positioning the development as far away from the FEMA Floodway as possible. Staff is also supportive of the request because this reduction to 10 feet will keep the parking area set back approximately 40 feet from the back of curb for W. 103rd Street. The grade of the eastern portion of the parking lot slopes downward, so the street level will sit above the parking lot, to provide screening from the shine of headlights. Within the western portion of the parking area, where the grade will not provide natural parking screening, the applicant is providing upright evergreen trees, which will be 6 feet tall at the time of planting. This landscaping that is being provided to screen the parking area also exceeds the UDO requirements. Based on the screening that will be provided by the applicant, topography of the site, and the distance from the street, the nearby residential properties will not be negatively impacted.



Location of FEMA Floodway (blue) in relation to the subject property

11. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0022) with the following stipulations:
 1. A final site development plan must be approved prior to issuance of a building permit.
 2. A final plat must be approved and recorded prior to issuance of a building permit.

3. A waiver is granted from UDO 18.20.180.B to permit the reduction in the parking and paving setback from the street right-of-way from 30 feet to 10 feet.
4. A floodplain permit is required at the time of final site development plan submittal.
5. A Fire Department Connection (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection (IFC Section 507.5.1.1).
6. All rooftop equipment must be screened from view. A detail sheet for the proposed rooftop screening equipment must be provided with the final site development plan.