



City of Olathe
Planning Division

STAFF REPORT

Planning Commission Meeting: October 14, 2019

Application:	PR19-0020: Revised Preliminary Site Development Plan for Hy-Vee Aisles Online Kiosk
Location:	Southeast corner of W. 119 th Street and Ridgeview Road
Owner:	Hurd Olathe, LLC
Applicant:	Luo Hamateyo; Burns & McDonnell
Staff Contact:	Zachary Moore, Planner II

Site Area: 0.92± acres **Proposed Use:** Grocery Sales and Pickup
Building Area: 900 square feet **Plat:** Ridgeview – 119
Zoning: C-2

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Community Commercial Center	Vacant	C-2	4	D
North	Community Commercial Center	Parking Lot	C-2	-	-
South	Community Commercial Center	Multi-family Residential	RP-4	-	-
East	Community Commercial Center	Grocery Store	C-2	-	-
West	Community Commercial Center	Convenience Store with Gas Sales	C-2	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for Hy-Vee Aisles Online, a drive-through grocery pickup service, just west of the existing Hy-Vee at W. 119th Street and Ridgeview Road. The proposed building is 900 square feet and will be used to store groceries that customers order online and will pick up from the building on an appointment basis. Grocery stores are classified as the "Grocery, Meat, Dairy Product and Bakery Sales" use in the UDO, which is a permitted use in the C-2 District.

This proposal meets the criteria for a “major change” to a site development plan and due to this and the waiver request, requires review by the Planning Commission.

2. History:

The subject property was annexed into the City in 1969 and was zoned C-2 in 1987 (RZ-13-87). A final site development plan for the southeast corner of the intersection of Ridgeview Road and W. 119th Street was approved in 2003 (PR-20-03), which included the Hy-Vee, 5 commercial out-lots, and an additional 40,900 square feet of proposed retail development to the east of Hy-Vee.

A future 12,800 square foot addition to the existing Hy-Vee was proposed on the west side of the building with the 2003 plan and included 32 future parking stalls. The building proposed with this application is located in the same area that the future parking approved for.

3. Existing Conditions/ Site Photos:

The subject property is adjacent to the existing Hy-Vee grocery store and is currently vacant. A photo of the site and an aerial view of the subject property are provided below.



View of subject property, looking southeast with the existing Hy-Vee in the background



Aerial view of the subject property outlined in blue

4. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on September 23, 2019 and one resident attended. Topics of discussion included the construction timeline and the function of the new building. Staff has not received any correspondence regarding this application.

5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed for buildings in the C-2 district is 2 stories or 35 feet. The height of the proposed building is 15 feet and 6 inches, and the height of the proposed drive-through canopy is 17 feet, both complying with the height requirements of the C-2 District.
- b. **Setbacks** – Parking and paving areas for developments in the C-2 District must be setback a minimum of 15 feet from street right-of-way and 10 feet from property lines. The paved area included with this proposal is approximately 50 feet from the property line and approximately 64 feet from the nearest right-of-way. Table 1, on the next page, lists the setbacks required and proposed.

Table 1: Building Setbacks		
	UDO Requirement	Proposed Plan
<i>Front Yard</i>	15 feet (minimum)	43 feet
<i>Side Yard</i>	7 ½ feet	46 feet
<i>Rear Yard</i>	7 ½ feet	154 feet

- c. **Open Space** – The C-2 District requires a minimum 20% open space to be provided. This proposal is maintaining approximately 75% open space in the expansion area.

6. Site Design Standards:

The subject property is designated as Commercial Corridor on the future land use map of the Comprehensive Plan, and the development is subject to **Site Design Category 4** (UDO 18.15.120). The following is a summary of the site design requirements:

- a. **Pedestrian Connection** – Development in Site Design Category 4 must provide enhanced pedestrian connections from surrounding development, parking, and adjacent transit stops. A new sidewalk is being provided along the west side of the site, which will tie in to existing sidewalks in front of the grocery store and along the north side of W. 120th Street, to meet this requirement.
- b. **Connections to Driveways on Adjacent Properties** – Connections to driveways on adjacent properties are required where possible. The proposal includes two driveway connections: one to the south connecting to a private drive, and one to the north connecting to the existing parking lot, to meet this requirement.

7. Building Design Standards:

Building Design Standard	UDO Requirement (Category D) Proposed Design
<i>Horizontal Articulation</i>	<i>A minimum of one horizontal articulation tool must be used a minimum of every 75 feet of linear façade width.</i> The proposed building has brick pilasters on all façades, to exceed this requirement.
<i>Vertical Articulation</i>	<i>A minimum one vertical articulation tool must be used a minimum of every 75 feet of linear façade width.</i> The east and west façades each have a parapet wall that creates a 2-foot change in height, to exceed this requirement.

<i>Focal Point Element</i>	<p><i>All buildings in Building Design Category D must incorporate focal point design elements to help define the character of the structure.</i></p> <p>The canopy serves as a focal point element for the site and is designed to be compatible with the building, to meet this requirement.</p>
<i>Ground Floor Pedestrian Interest</i>	<p><i>All buildings in Building Design Category D must use tools to promote pedestrian interest at the ground floor of the primary façade.</i></p> <p>The canopy which serves as the entry element for the building meets the ground floor pedestrian interest requirement.</p>
<i>Additional Façade Expression Tools</i>	<p><i>All buildings in Building Design Category D must incorporate additional façade expression to add visual interest</i></p> <p>The drive-through canopy is located over transparent glass and extends greater than 30% of the façade, to meet this requirement.</p>
<i>Front Facing Entry Element</i>	<p><i>All buildings in Building Design Category D must incorporate a front-facing entry element to sign the connection between the sidewalk and the building.</i></p> <p>The drive-through canopy is integrally designed to serve as a building entry element, meeting UDO requirements.</p>
<i>Mix of Building Materials</i>	<p><i>The primary façades of all buildings in Building Design Category D must incorporate a mix of building materials.</i></p> <p>A horizontal mix of building materials is being provided on all façades of the building, exceeding UDO requirements.</p>
<i>Transparent Glass</i>	<p><i>Minimum 20% transparent glass provided on primary façades</i></p> <p>The applicant is requesting a waiver from this UDO requirement. Please see staff analysis of this waiver request in Section 10.</p>

Proposed Building Materials

The proposed building is proposed to be made of brick, spandrel glass, and architectural metal panels. The first 10 feet of the building are proposed to be made of brick, and architectural metal panels are proposed to be used above the brick, at the top of the building. The proposed building has a compatible design with the existing Hy-Vee, just to the east. Table 2, on the next page, lists the percentage of each building material used on each façade.

Table 2: Building Materials				
Primary Façades	Glass (Category 1)	Brick (Category 1)	Architectural Metal (Category 2)	Total Category 1/ Category 2
North Façade	0%	74%	26%	74% / 26%
East Façade	12%	60%	28%	72% / 28%
West Façade	10%	62%	28%	72% / 28%
Secondary Façades				
South Façade	0%	74%	26%	74% / 26%

8. Landscaping:

The applicant has provided a preliminary landscape plan that exceeds UDO requirements. There is an existing buffer on the southern side of the property, along W. 120th Street, with mature trees and shrubs. Five upright junipers are being provided as foundation landscaping in excess of UDO requirements on the north and south sides of the building. The applicant is also providing 15 shrubs on the west side of the canopy, facing the private drive, to also exceed foundation landscaping requirements.

9. Site Improvements:

Staff inspected the site on September 26, 2019 to determine if any additional site improvements would be necessary. Based on this inspection, staff found the parking lot to be in good condition, and existing landscaping around the site to meet UDO requirements, except for four parking lot landscape islands immediately in front of the grocery store. These four parking lot landscape islands are predominantly covered with mulch, which is not an appropriate groundcover. After discussion with staff, the applicant has agreed to improve these four islands with an appropriate groundcover, to comply with current UDO requirements.

Staff also inquired about the potential to provide additional sidewalks in the shopping center, notably to Lennox Drive to the east, and to 120th Street to the south, along the east side of the existing grocery store. Unfortunately, these are under separate ownership and separate parcels so connectivity is not possible at this time, however staff will continue the discussion when the opportunity arises.

10. Waiver Request:

The applicant is requesting one waiver, to allow a reduction in the amount of glass required on primary façades. The applicant's justification can be found in the waiver request letter, which is included in this packet.

1. Waiver from UDO, Section 18.15.040.D – Request for a waiver to allow a reduction of glass required on primary façades from 20% to 10% on the west façade, 12% on the east façade, and to permit no glass on the north façade.

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:

Due to the size and function of the building, incorporating glass on the façades can be challenging while maintaining an integral design of the building. As proposed, the building is compatible in design with the main grocery store on the property, and is integrally designed with quality architectural features, despite the reduction in glass. Additionally, the entire northern façade of the building is where the restroom is located, therefore, glass is not appropriate in that area. For these reasons, staff is supportive of the waiver request of the applicant.

11. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0020) with the following stipulations:
 1. A final site development plan must be approved prior to issuance of a building permit.

2. A waiver is granted to allow the reduction of glass provided on the west, east, and north façades to 10%, 12%, and 0% respectively.
3. The four existing parking lot landscape islands closest to the grocery store entrance must have appropriate groundcover planted prior to issuance of a certificate of occupancy for the proposed building.
4. All landscaping on site must be irrigated.