

## STAFF REPORT

**Planning Commission Meeting: October 28, 2019**

<b>Application:</b>	<b><u>PR19-0017:</u> Revised Preliminary Site Development Plan for Business Garage Authority</b>
<b>Location:</b>	15571 S. Mahaffie Street
<b>Owner/Applicant:</b>	Scott O'Neill, Business Garage Authority
<b>Architect:</b>	Jim Sullivan, Sullivan Palmer Architects
<b>Staff Contact:</b>	Zachary Moore, Planner II

**Site Area:** 3.32± acres      **Proposed Use:** Flex-Space  
**Total Building Area:** 56,600 square feet (3 buildings)      **Plat:** Mahaffie Business Park IV  
**Zoning:** M-2

	<b>Plan Olathe Land Use Category</b>	<b>Current Use</b>	<b>Current Zoning</b>	<b>Site Design Category</b>	<b>Building Design Category</b>
<b>Site</b>	<b>Mixed Density Residential Neighborhood</b>	<b>Vacant</b>	<b>M-2</b>	<b>6</b>	<b>F</b>
<b>North</b>	Industrial Area/Mixed Density Residential Neighborhood	Warehouse	M-2	-	-
<b>South</b>	Industrial Area	Flex Space	M-2	-	-
<b>East</b>	Mixed Density Residential Neighborhood	Multi-Family	RP-3	-	-
<b>West</b>	Industrial Area	Office	M-2	-	-

### 1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for three (3) flex-space office warehouse buildings totaling 56,600 square feet in Mahaffie Business Park. Flex-space office warehouse buildings are permitted by right in the M-2 (General Industrial) District.

A previously approved development plan for the Mahaffie Business Park (PR-07-038) included ten (10) buildings totaling 58,945 square feet. Four (4) of those buildings, totaling 23,918 square feet have been constructed, leaving 35,027 square feet remaining to be developed. The proposed plan for Business Garage Authority includes a total of 56,600 square feet, which is 61% greater than the remaining square footage that remains from the previous plan. Since this increase in building square footage is greater than 5%, this proposal is considered a “major change” to the previously approved plan and requires consideration by the Planning Commission.

## **2. History:**

The original preliminary site development plan included ten (10) buildings and was approved in 2004 (PR-04-040). Future approval from the Planning Commission was not required for each building if they remained consistent with the approved plan. Four (4) of the ten (10) buildings have been constructed, to the south of the overall site.

The revised preliminary site development plan that was approved in 2007 included reducing the size of two buildings in the northwest corner of the development. Though this plan was approved the development was never commenced, and the subject property has been vacant since. Part of the parking lot that serves the existing buildings on the south and east of the overall development lies on the subject property, as can be seen on the image on the next page.

## **3. Site Photos:**



*View of subject property looking east from Mahaffie Street*



*Aerial view of the subject property*

**4. Neighborhood Meeting/Correspondence:**

The applicant held a neighborhood meeting on August 29, 2019 in which one resident attended but had no specific questions. Staff has not received any correspondence regarding this application.

**5. Zoning Requirements:**

- a. **Uses** – The proposed use of flex space office warehouse buildings is a permitted in the M-2 (General Industrial) District.
- b. **Building Height** – The maximum height allowed for buildings in the M-2 district is 3 stories or 40 feet. The height of the proposed buildings is 20 feet and 0 inches. Therefore, the building height is compliant with the M-2 District requirements.
- c. **Setbacks** – Parking and paving areas in the M-2 District are required to be setback a minimum of 30 feet from street right-of-way and 10 feet from other property lines. The parking/paving area is 30 feet from the right-of-way and a minimum 10 feet from the nearest property line. A cross access easement exists on the southern property line, therefore, that area is not subject to the parking/paving setback.

Minimum building setback requirements in the M-2 District and the proposed setbacks shown on the site plan are listed in Table 1: Building Setbacks, on the next page.

<b>Table 1: Building Setbacks</b>		
	UDO Requirement	Proposed Plan
<i>Front Yard</i>	30 feet (minimum)	80 feet
<i>Side Yard</i>	10 feet	10 feet
<i>Rear Yard</i>	10 feet	50 feet

- d. **Open Space** – The M-2 District requires a minimum 15% open space to be provided. This proposal provides a total of 20% open space, which exceeds the open space requirement.

## 6. Site Design Standards:

The subject property is subject to **Site Design Category 6** (UDO 18.15.130). The following is a summary of the composite site requirements.

- a. **Parking Pod Size** – Parking for developments in Site Design Category 6 must be separated into pods no greater than 320 stalls. The largest parking pod that will be provided on site is 76 stalls, compliant with this requirement.
- b. **Stormwater/Detention** – There is an existing retention pond on the west side of the site that will serve the site. This retention pond will comply with requirements for open detention or drainage features.
- c. **Buffer Area Adjacent to Other Uses** – Landscaped buffer areas adjacent to arterial streets or non-industrial uses are required for developments in Site Design Category 6. The proposed site includes perimeter landscaping on the east, west and north lines. The landscape plan submitted meets buffer requirements as discussed in further detail later in the report.

## 7. Building Design Standards:

<b><i>Building Design Standard</i></b>	<b><i>UDO Requirement (Category F)</i></b> Proposed Design
<i>Façade Expression</i>	<p><b><i>A projection or molding at least 4 inches deep and 1 foot wide. Must occur a minimum of every 100 feet.</i></b></p> <p>The proposed buildings include wall projections of 12 inches for each parapet located on the primary facades. All buildings with walk-in entries include 4-foot overhangs.</p>

	<p><b><i>A variation in building or parapet height of at least 2 feet (or 4 feet for buildings greater than two stories in height). Must occur a minimum of every 100 feet.</i></b></p> <p>The proposed buildings include variation in parapet height on all primary facades.</p>
Overhead Doors	<p><b><i>Overhead Doors visible from a public street must incorporate a canopy and/or windows in the overhead doors to minimize visual impact.</i></b></p> <p>The proposed buildings include overhead doors which have windows incorporated into the door.</p>

**Proposed Building Materials** – The proposed building elevations and material percentages are included for the proposed site development plan for Mahaffie Business Garage Authority.

The materials proposed on the building elevations include stone, glass, stucco, architectural metal panels, and metal overhead doors. The glass, stone, and stucco that are proposed are classified as Category 1 materials. There are two types of metal used on the building, architectural quality metal panels with a recessed seam, and standard metal panels with exposed fasteners. The architectural quality, recessed seam metal panels are considered a Category 2 material, and the standard metal panels with exposed fasteners are considered Category 3 materials. The metal overhead doors will be made of an architectural metal with a matte finish and will also be considered a Category 2 material.

The tables below list the amount of Category 1, 2, and 3 materials provided on each façade of each building.

**Building A (Middle of Site)**

Primary Façades	Category 1 Materials (min. 20%)	Category 2 Materials (max 60%)	Category 3 Materials (max. 20%)
North Elevation	37.5%	53%	9.5%
South Elevation	67.3%	25.1%	7.6%
East Elevation	38.2%	57.4%	4.4%
West Elevation	60.7%	37.9%	1.4%

**Building B (Along North Property Line)**

Primary Façades	Category 1 (min. 20%)	Category 2 (min. 60%)	Category 3 (max. 20%)
South Elevation	38.4%	51.3%	10.3%
West Elevation	64%	21%	15%
East Elevation	26.3%	73.7%	0%

Secondary Façade	Category 1 and 2 (min. 20%)	Category 3 (max. 80%)
North Elevation	30.8%	69.2%

**Building C (East Property Line)**

Primary Façade	Category 1 (min. 20%)	Category 2 (min. 60%)	Category 3 (max. 20%)
West Elevation	34.7%	55.3%	10%
South Elevation	30.6%	49.9%	19.5%

Secondary Façade	Category 1 and 2 (min. 20%)	Category 3 (max. 80%)
North Elevation	22.3%	77.7%
East Elevation	23.8%	76.2%

**8. Parking:**

Parking for flex space office/warehouse requires 1 parking stall per 800 square feet per UDO 18.30.160. The proposed site requires a total of 71 stalls and the applicant is providing 88 total parking stalls, compliant with UDO requirements.

**9. Fire Safety:**

Automatic sprinklers are required for storage occupancies that exceed 12,000 square feet for fire areas. Fire walls are shown on the new plans to indicate the buildings will be subdivided. Where self-storage is proposed, building fire areas that exceed 2,500 square feet require automatic sprinklers. If building fire area limitations are used to address these requirements, high-piled combustible storage (12 feet for ordinary combustibles and 6 feet for plastics) would still require automatic sprinklers. If the fire flow (water supply in gallons per minute, or gallon per minute, at 20 psi) available in the underground water supply is

not met per Appendix B of the Fire Code (adopted by the City), then automatic sprinklers are also required. A water flow test will be required to validate fire flow for this area. Fire flows required for Type II-B (noncombustible, non-rated) construction for the building areas proposed (15,600 square feet to 23,000 square feet) range from 2,750 gallons per minute to 3,250 gallons per minute Per Table B105.1, of the Fire Code. Where the fire walls are provided without openings, the buildings separated by fire walls may be considered separately for fire flow calculations.

#### **10. Landscaping:**

The preliminary landscape plan shows perimeter landscaping along the north and east property lines. The south property line is in the middle of an existing parking lot and therefore perimeter landscaping is not possible. The applicant has provided the required buffers to the north and east, Type 1 and Type 3, respectively. A fence with columns is required to be provided at the east property line adjacent to the existing RP-3 zoning, which the applicant is providing. There is also a 40-foot landscape easement with significant vegetation which will remain. Foundation landscaping meeting the required 25% coverage is being provided where required.

#### **11. Streets/Access:**

The subject property is located on the east side of S. Mahaffie Street and the proposed development will have one point of access to the north of the site. The southern parking lot connects to the existing parking lot which also has an access drive to S. Mahaffie Street. No traffic improvements are required for Mahaffie Street with this application.

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

Staff recommends approval of the revised preliminary site development plan (PR19-0017) with the following stipulations:

- a. A final site development plan must be approved prior to issuance of a building permit.
- b. A sidewalk must be provided along S. Mahaffie prior to final site development plan approval.
- c. A photometric plan and detailed cut sheets of all pole and building lighting must be submitted with the final site development plan per UDO Section 18.30.135.
- d. A note must be included on the final site plan and elevations "All ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with three-sided landscaping or an architectural treatment compatible with the building architecture."
- e. Automatic sprinklers are required for storage occupancies that exceed 12,000 square feet for fire areas. Fire walls are shown on the new plans to indicate the buildings will be subdivided. Where self-storage is proposed, building fire areas that exceed 2,500 square feet require automatic sprinklers. If building fire area limitations are used to address these requirements, high-piled combustible storage (12 feet for ordinary combustibles and 6 feet for plastics) would require automatic sprinklers.

- f. All portions of the building will be required to be within 600 feet of a hydrant (travel distance) for sprinklered buildings. (IFC Section 507.5.1.Ex. 2)
- g. 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 access 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).
- h. Sign permits are required for all wall and monument signs in accordance with UDO Section 18.50.190.