



Planning Division

STAFF REPORT

Planning Commission Meeting: January 13, 2020

Application:	PR19-0030: Revised Preliminary Site Development Plan for Olathe Medical Park MOB
Location:	Southeast corner of W. 151 st Street and Lone Elm Road
Owner:	Jeff Dossett; Olathe Medical Center, Inc.
Architect:	Jackie Foy; BSA LifeStructures
Engineer:	Todd Allenbrand; Payne & Brockway
Staff Contact:	Zachary Moore, Planner II

Site Area:	<u>10.35± acres</u>	Proposed Use:	<u>Medical Office</u>
Building Area:	<u>75,000 square feet</u>	Plat:	<u>Unplatted (Olathe Medical Park MOB Plat on this agenda)</u>
Zoning:	<u>CP-O</u>		

	Plan Olathe Land Use Category	Current Use	Current Zoning	Site Design Category	Building Design Category
Site	Employment Area	Vacant	CP-O	5	Office
North	Urban Mixed Use Center	Skilled Nursing/Assisted Living Facility	CP-O	-	-
South	Employment Area	College/University	CP-O	-	-
East	Employment Area	Medical Office	CP-O	-	-
West	Employment Area	Detention Pond	CP-O	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for Olathe Medical Park MOB, a medical office building, at the southeast corner of the intersection of W. 151st Street and Lone Elm Road. This site is zoned CP-O (Planned Office Building District) and a Medical Office is a permitted use in the district. The proposed 75,000 square foot building will be three stories tall and will be home to two tenants.

The plans provided constitute a “major change” per Unified Development Ordinance (UDO) Section 18.40.120, and therefore requires a revised preliminary site development plan with consideration by the Planning Commission.

2. History:

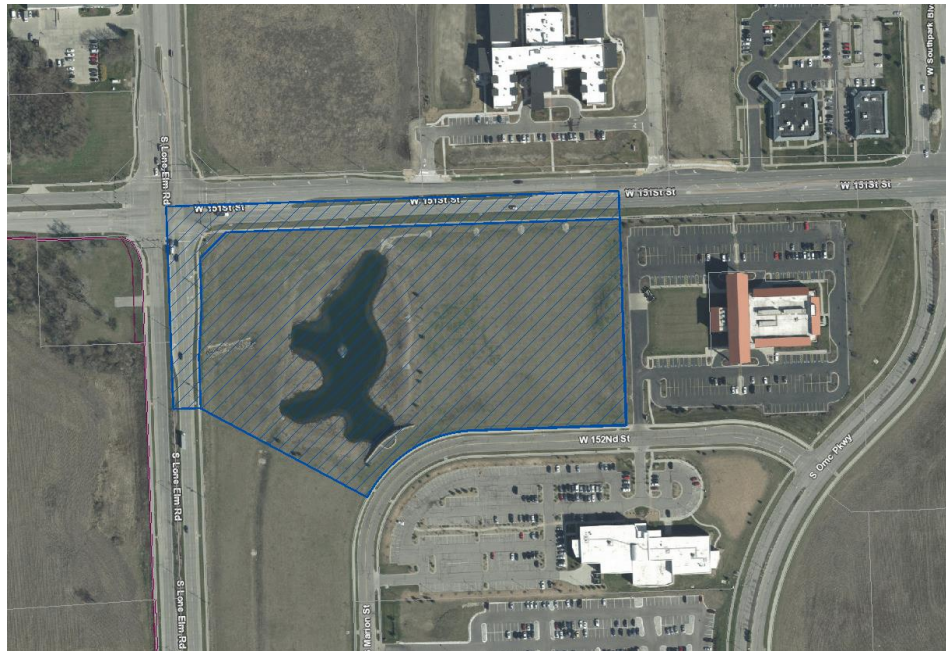
The subject property was annexed into the City in 1996. The eastern portion of the property was rezoned to CP-O in 1998, and the western portion of the property was rezoned to CP-O in 2010. A preliminary site development plan for the Olathe Medical Center Cancer Center was approved in 2015 with a building and parking on the subject property. The subject property has never been platted, but a final plat application for this site is also on this agenda for your consideration.

3. Existing Conditions/ Site Photos:

The subject property is located just west of the existing Olathe Medical Pavilion, at the southeast corner of 151st Street and Lone Elm Road 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 south from W. 151st Street



Aerial view of the subject property outlined in navy

4. Neighborhood Meeting/Correspondence:

A neighborhood meeting was not required for this revised preliminary site development plan, as it is greater than 500 feet from any residential development. The applicant did mail required notification letters to all property owners within 500 feet of the proposed development. Staff has not received any correspondence from the public regarding this application.

5. Zoning Requirements:

- a. **Building Height** – The maximum height allowed for buildings in the CP-O district is 12 stories or 144 feet. The height of the proposed building is 50 feet, complying with the height requirements of the CP-O District.
- b. **Setbacks** – Buildings, parking and paving areas for developments in the CP-O District must be setback a minimum of 20 feet from street right-of-way and a minimum of 7 ½ feet from adjacent property lines. The parking areas along W. 151st Street and W. 152nd Street are each set back 20 feet from the respective right-of-way, and the parking/paving areas along the east and west property lines are each set back 10 feet. Table 1, provided on the next page, lists the building setbacks required in the CP-O District and proposed on the site plan.

Table 1: Building Setbacks		
	UDO Requirement (minimum)	Proposed Plan
<i>North</i>	20 feet	143.5 feet
<i>South</i>	20 feet	191.1 feet
<i>East</i>	7 ½ feet	130.7 feet
<i>West</i>	7 ½ feet	69 feet

6. Site Design Standards:

The subject property is designated as Employment Area on the future land use map of the Comprehensive Plan, and the development is subject to **Site Design Category 5** (UDO 18.15.125). The following is a summary of the site design requirements:

- a. **Parking Pod Size** – Development subject to Site Design Category 5 allows a maximum 160 parking spaces in one parking pod. The largest parking pod on the revised preliminary site development plan is 58 stalls, therefore this plan is compliant with parking pod size requirements.
- b. **Pedestrian Connection** – Development in Site Design Category 5 must provide pedestrian connections from surrounding development, parking, and adjacent transit stops. Pedestrian connections are provided between the two main entries to the building to existing sidewalks to the north and south of the property.

7. Building Design Standards:

Medical office buildings are subject to the “Office and Civic Buildings” design standards of UDO, Section 18.15.020.G.8. Table 2, below, lists the requirements of the UDO, and the elements of the proposed plan which are used to meet or exceed these requirements.

Table 2: Building Design Standards	UDO Requirement (Office Building) Proposed Design
<i>Building Entryway</i>	<i>Each building entry along all primary façades must be defined with a projection from the façade or a recessed area.</i> The eastern building entry has a minimum 13' 7" canopy and the western building entry includes an 18' 3" recession to meet this requirement.
<i>Vertical Articulation</i>	<i>Each primary façade must provide vertical articulation every 75 linear feet of the façade.</i> All façades will provide the minimum required vertical articulation. A

	four-foot variation in height is provided on all façades at the minimum frequency required. The northern façade has one 75-foot vertical bay which does not incorporate a vertical articulation element on it, but the façade will be revised with the final site development plan to include an additional element of articulation to meet UDO requirements.
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 75 linear feet of the façade.</i></p> <p>The proposed building provides horizontal articulation elements on all façades, to exceed the minimum UDO requirements. This is achieved with a 7' 6" projection for the full height of the façade on the north and south façades, glass curtain wall projections on all façades, and an expression line which will extend between 15 and 20 feet from the wall on the south façade.</p>
<i>Building Height</i>	<p><i>The minimum first-floor height of all multi-story principal buildings is 11 feet.</i></p> <p>The first-floor height of the proposed 3-story building is 14 feet, exceeding the minimum UDO requirement.</p>
<i>Façade Expression</i>	<p><i>Primary façades of buildings two or more stories in height must provide additional façade expression.</i></p> <p>The primary façades of the proposed building include additional façade expression by including a canopy over transparent glass on the north façade, and a change in building materials between the lower and upper floors on the south, east, and west façades. The façade expression design elements provided exceed the minimum UDO requirements.</p>
<i>Minimum Glass Requirements</i>	<p><i>Minimum 25% glass required on primary façades. Minimum 15% glass required on secondary façades.</i></p> <p>All façades exceed the minimum required amount of clear glass. See Table 3 for the amount of glass provided on each façade.</p>
<i>Exterior Building Materials – Primary Façades</i>	<p><i>Minimum 2 materials from Class 1 or a combination of materials from Classes 1 and 2 required on a minimum of 70% of primary façades.</i></p> <p>All primary façades on the building exceed this minimum requirement. See Table 3 on the next page for the building materials table.</p>
<i>Exterior Building Materials – Secondary Façades</i>	<p><i>Minimum 2 materials from Class 1 or a combination of materials from Classes 1 and 2 required on a minimum of 50% of secondary façades.</i></p> <p>The secondary façade on the building exceeds this minimum requirement. See Table 3 on the next page for the building materials table.</p>

Proposed Building Materials

The building is proposed to be constructed of thin set stone, cast stone veneer, architectural metal panels, and both clear and spandrel glass. The portions of the building that are three-stories in height will have a stone base, with the first floor generally defined with an expression line. The two floors above the base floor will be made of stone, clear glass, and spandrel glass, with architectural metal panel accents. Roofing materials have not been finalized at this time, but a stipulation has been included stating that the roofing material used for this building must be from Class 1 or Class 2 of the roofing materials listed in the UDO.

Table 3, below, lists the percentage of each material used on each façade. All materials used on the proposed building are either Class 1 or Class 2 materials.

Table 3: Building Materials					
Primary Façades	Stone (Class 1)	Architectural Metal Panels (Class 1)	Clear Glass (Class 1)	Spandrel Glass (Class 2)	Total Class 1/ Class 2
North Façade	24%	6%	51%	19%	81% / 19%
South Façade	30.5%	8%	46.5%	15%	85% / 15%
West Façade	33%	7%	46%	14%	86% / 14%
Secondary Façade					
East Façade	37.5%	6%	40%	16.5%	83.5% / 16.5%

8. Parking and Access:

Parking for medical office facilities is required at a rate of 1 parking stall per 500 square feet of building floor area. At 75,000 square feet of building floor area, a minimum of 150 parking spaces are required. The applicant is provided 343 total parking spaces on the site, complying with the UDO requirements. While the amount of parking is greater than double the minimum required, the plan follows the trend of development in this general area and landscaping within the interior of the parking lot exceeds the minimum amount required.

The site will have two main vehicular access points: one at the southwest corner of Lot 1, providing a connection to W. 152nd Street, and the second in the northeastern portion of Lot 1, providing a connection to an existing access drive on the adjacent lot. No vehicular access will be provided to W. 151st Street from the subject property.

9. Landscaping:

The applicant has provided a preliminary landscape plan that exceeds minimum UDO requirements. Foundation landscaping is provided at the base of the building in all areas where the building does not abut a sidewalk. Type 1 buffers are provided along the eastern and western property lines, and the perimeter landscaping provided at the northern and southern property lines exceeds UDO requirements. All parking areas on the site will be screened from view from street right-of-way with a minimum 1-foot tall berm and minimum 2-foot tall shrubs planted on top. Each landscape island in the parking lot will have a minimum of one (1) deciduous shade surrounded by additional plantings and will be sodded, meeting minimum UDO requirements.

10. Staff Recommendation:

- A. Staff recommends approval of the revised preliminary site development plan (PR19-0030) with the following stipulations:
 - 1. A final site development plan must be approved prior to issuance of a building permit.
 - 2. An additional vertical articulation element must be provided on the north building façade to meet minimum UDO requirements prior to approval of the final site development plan.
 - 3. The roofing material used on the building must be either a Class 1 or Class 2 material.
 - 4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.