



Planning Division

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	<u>PR20-0002</u>	Revised preliminary site development plan for Lot A of Aldersgate United Methodist Church
Location:	South of 151 st Street and west of Black Bob Road	
Owner:	Aldersgate United Methodist Church	
Applicant:	Eric Gonsher, RH Johnson Company	
Engineer:	Mick Slutter, Renaissance Infrastructure Consulting	
Staff Contact:	Jessica Schuller, Senior Planner	

Site Area:	<u>0.6± acres</u>	Proposed Use:	<u>Retail</u>
Zoning:	<u>C-2</u>	Plat:	<u>Aldersgate United Methodist Church</u>
Building Area:	<u>4,500 sq. ft.</u> (total)	Lots:	<u>1</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Commercial Corridor	Vacant	C-2	4	Commercial/ Retail
North	Commercial Corridor	Bank	CP-2	-	-
South	Commercial Corridor	Commercial & Residential	C-2 & R-1	-	-
East	Commercial Corridor	Commercial	C-2	-	-
West	Commercial Corridor	Commercial & Residential	C-2 & R-1	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for a retail building located adjacent to the Blackbob Meadows Shops, at the southwest corner of 151st Street and Black Bob Road. The proposal is for a 4,500 square foot retail building. Specific tenants are not determined at this time.

2. History:

The subject property was rezoned to C-2 (Community Center) in December 1986. Aldersgate United Methodist Church replatted the property in 2003. A replat will be required of the applicant prior to approval of a Final Development Plan for this site to remove a 40' platted build line adjacent to 151st Street.

3. Existing Conditions

The site is located at the southwest corner of 151st and Black Bob Road, west of the existing Taco Bell. The site is currently vacant and is a part of the Aldersgate United Methodist Church property.



Site Aerial



View looking southwest from Black Bob Road

4. Neighborhood Meeting/Correspondence:

A neighborhood meeting was held on February 12, 2020 with four residents in attendance. Discussion focused on site landscaping, lighting, architecture, and property maintenance. The applicant noted that the building will have four-sided architecture and that the trash enclosure will be screened with upright junipers along the south side. Staff has not received any additional correspondence from the public regarding this application.

5. Zoning Requirements:

- a. **Land Use** – The site is zoned C-2 (Community Center), which includes pedestrian scale commercial development. Retail Sales is a permitted use within the C-2 zoning district.
- b. **Setbacks** – Table 1, below, lists the required setbacks for the C-2 District and the proposed setbacks for the development. The existing plat has a 40' platted build line adjacent to 151st Street. The proposed site plan does not meet this platted 40' setback. A revised final plat must be recorded prior to approval of a final development plan.

Table 1. Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	15 feet from property line	21-foot front yard setback
<i>Side Yard</i>	7 ½ feet from property line	21-foot side yard setback
<i>Rear Yard</i>	7 ½ feet from the property line	132-foot rear yard setback

The parking/paving setback requirement of 15 feet from street right-of-way is being met on the north and east sides of the property and the requirement of 10 feet is being met on the south and west sides of the property.

- c. **Building Height** – The maximum height permitted in C-2 Districts is 35 feet. The highest point of the building is approximately 24 feet.
- d. **Open Space** – Developments in the C-2 District are required to have a minimum of 20% open space. The proposed development has 37.5% open space.

6. Development Requirements:

- a. **Access/Streets** –The development will have two access points from the interior driveway connecting to Black Bob Meadows Shops and to 151st Street (just west of Taco Bell). Access from 151st Street will not be provided directly to the site.
- b. **Parking** – The UDO requires 1 parking spaces per 300 square feet of retail space. Based on the 4,500 square feet of building area, 15 parking stalls are required. The C-2 District has a maximum permitted parking requirement of 150% which would be

23 parking spaces for this development. The submitted plans show 22 spaces; as such, both UDO requirements are being met.

- c. **Lighting** – A photometric plan in compliance with the UDO, and cutsheets of proposed lighting, will be submitted and reviewed with the final site development plan application.
- d. **Landscaping/Fencing** – The applicant provided a preliminary landscape plan exceeding the requirements of the UDO. Parking lot screening is provided in the form of shrubs surrounding all parking areas visible from a roadway, including the internal driveway between the site and Aldersgate United Methodist Church.

A Nonresidential Landscape Buffer was provided along 151st Street, an arterial street. A Type 3 Buffer was provided along the northwest property line, where the C-2 zoning district abuts an R-1 zoning district. A Type 1 buffer is provided along the eastern property line where the C-2 zoning district abuts additional C-2 zoning.

The site includes parking lot trees and is proposed to be sodded with turf fescue. Ground mounted utility equipment is shown on the plan and is proposed to be screened with evergreen landscaping.

- e. **Public Utilities** – The property is located in the City of Olathe water and sewer service areas.
- f. **Stormwater/Detention** – A drainage basin is proposed on site, at the northwest corner of the property. This area is heavily landscaped on the north and west sides with shrubs and trees.
- g. **Mechanical Equipment** – All rooftop, ground mounted and building mounted mechanical equipment are required to be screened per the UDO. A note is included on the plans that all mechanical equipment will be screened per UDO requirements.

7. Site Design Standards:

The site is located within the Community Commercial Center designation of the PlanOlathe Comprehensive Plan. As such, the proposed development is subject to **Site Design Category 4** (UDO 18.15.120). Table 2, below, provides an analysis of the site design requirements.

Table 2. Composite Site Design (Category 4)	Design Requirements
<i>Parking Pod Size</i>	<i>Maximum requirement of 80 spaces per parking pod.</i> The site has no more than 8 parking spaces in a row.
<i>Pedestrian Connectivity</i>	<i>Pedestrian gateway, cross property connection, pedestrian connection to adjacent development or pedestrian connection to regional trail.</i> The site offers a pedestrian gateway to the site, at the northeast corner of the property, in the form of a circular, stamped colored

	concrete pathway surrounded by planting beds. This location provides a connection to the public sidewalk along 151 st Street.
<i>Connection to Adjacent Driveways</i>	<i>Connections to driveways on adjacent properties are required where possible.</i> The parking lot provides two entrances/exits to the private drive located between the site and Black Bob Meadows Shops to the east.
<i>Drainage Features</i>	<i>Open drainage and detention areas visible to the public shall be designed as an attractive amenity or screened.</i> The site includes a raingarden at the northwest corner of the site. The basin is heavily landscaped on the north and west sides, from the arterial street and from the R-1 zoning district.

8. Building Design Standards:

The building is subject to building design standards for **Commercial or Retail Buildings** (UDO 18.15.020.G.7). Table 3, below, lists the requirements of the UDO, and the elements of the proposed design which meet or exceed these requirements.

Table 3. Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> The south elevation is covered by a 4 foot wide dark bronze canopy, covering each of the three doorways.
<i>Vertical Articulation</i>	<i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i> The roofline of the primary façades vary in height by 2 feet and 4 feet, the heights varying across the three proposed tenants spaces.
<i>Horizontal Articulation</i>	<i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i> The northern and southern facades have cast stone pilasters projecting from the building by 4 inches, meeting the requirements of the UDO. The remaining facades are less than 50' in length.
<i>Glass</i>	<i>Minimum requirement of 25% clear glass on primary facades.</i> The southern façade contains 40% glass storefront and is the primary entrance to the building. The northern and eastern façades contain 25% and 26% glass storefront respectively, meeting the requirements of the UDO.
<i>Building Materials -</i>	<i>Primary facades require a minimum of 80% Class 1 & Class</i>

<i>Primary Facades</i>	2 Materials; The primary façades exceed this minimum requirement. See Table 3 for the building material details.
<i>Building Materials - Secondary Facades</i>	Secondary facades require a minimum 50% Class 1 and Class 2 Materials; The secondary façade exceeds this minimum requirement. See Table 3 for the building material details.

Proposed Building Materials

The building is proposed to be constructed of beige colored cast stone and grey brick. Stucco and EIFS in white and gray are proposed on the upper portions of the building. No EIFS is used within 10 feet of the finished floor level, per UDO requirements. Dark bronze canopies are proposed over the southern elevation, as well as the northern elevation, to provide the appearance of a storefront along 151st Street.

Table 4, below, lists the percentages of Class 1 materials used on each façade. A small percentage of a Class 3 material is used in the form of EIFS, located on all facades.

Table 4. Building Materials	Stucco (Class 1)	Masonry (Class 1)	Clear Glass (Class 1)	Total Class 1
<i>Primary Façade - South</i>	27%	19%	40%	86%
<i>Primary Façade - North</i>	25%	38%	25%	88%
<i>Primary Façade - East</i>	45%	20%	26%	91%
<i>Secondary Façade - West</i>	18%	54%	18%	90%

9. Staff Recommendation:

Staff recommends approval of the preliminary site development plan (PR20-0002) with the following stipulations:

1. A final plat removing the 40' Build Line adjacent to 151st Street must be submitted and approved prior to final plan approval.
2. A final site development plan must be submitted and approved prior to submitting a building permit.
3. The final site development plan must include notes for all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture in accordance with the UDO requirements.

4. A final stormwater management report that meets all Title 17 criteria will be required at the time of submittal for a building permit.