



Planning Division

STAFF REPORT

Planning Commission Meeting: March 9, 2020

Application:	<u>PR20-0001</u>	Revised Preliminary Site Development Plan for Agape Montessori School
Location:	14435 S. Black Bob Road	
Owner:	Deborah and Cecil Pulliam	
Applicant:	Todd Wetherilt, I-Diz Inc.	
Engineer:	Gerald Charlton, C1 Energy Solutions, LLC	
Staff Contact:	Jessica Schuller, Senior Planner	

Site Area:	<u>0.85 ± acres</u>	Current Use:	<u>Daycare and Child-Care:</u> <u>Preschool</u>
Zoning:	<u>R-1 (Residential Single-Family)</u>	Plat:	<u>Heritage Montessori</u>
Building Area:	<u>5,074 square feet</u>	Lots:	<u>1</u>

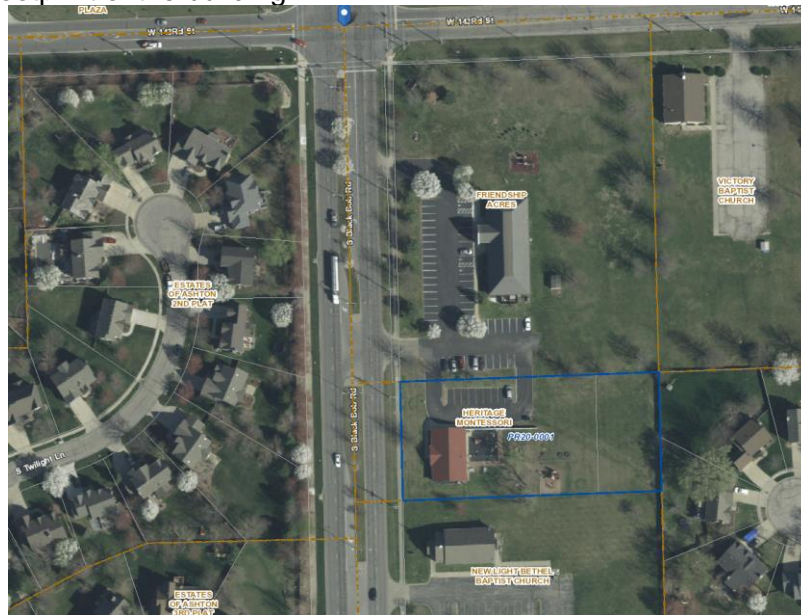
	Plan Olathe Land Use Category	Existing Use	Current Zoning	Site Design Category	Building Design Category
Site	Conventional Neighborhood	Agape Montessori	R-1	1	Nonresidential Building in Residential District
North	Conventional Neighborhood	Church	R-1	-	-
South	Conventional Neighborhood	Church	R-1	-	-
East	Conventional Neighborhood	Single Family Residential (Mill Valley Estates)	R-1	-	-
West	Conventional Neighborhood	Single Family Residential (Estates of Ashton)	R-1	-	-

1. Proposal:

The applicant is requesting approval of a revised preliminary site development plan for Agape Montessori School, located along the east side of Black Bob Road, south of 143rd Street. Agape Montessori School is a daycare and school for children six weeks to six years of age. The school will have 24 staff members and will be licensed for up to 81 children. Due to the increased size of the proposed building, this project requires approval of the Planning Commission.

2. History:

Agape Montessori School was previously located on this site, with an indefinite Special Use Permit approved in 1988 (SU-28-88); however, a fire damaged the building in June of 2019 and the building was torn down. The applicant proposes to reconstruct a single-story building on the existing concrete slab, and well as expand the building to the east, doubling the footprint of the building.



Site Aerial – outlined in navy



View from Black Bob Road, looking northeast

3. Neighborhood Meeting/Correspondence:

The applicant held a neighborhood meeting on February 10, 2020 as required by the Unified Development Ordinance (UDO). Five members of the general public attended the meeting and there was discussion regarding the scope of the project and the preliminary development plans. Attendees asked who would be fixing parking lot damages caused during construction, and what the timeline for the project is. The property owner stated that insurance would cover the cost of the parking lot repairs, and that they hope to start construction in April 2020. The applicant wishes for the school to be open this August, for the beginning of the school year. Staff has not received any public correspondence regarding the project.

4. Zoning Requirements:

- a. **Land Use** – The site is zoned R-1 (Residential Single-Family). Day-Care/Child-Care/Preschool uses require a Special Use Permit (SUP) within the R-1 zoning district. An indefinite SUP was granted for a daycare use in 1988. Schools are a permitted use within the R-1 zoning district.
- b. **Building Height** – Building heights within the R-1 district are limited to 35' for residential structures, and 75' for non-residential structures. The proposed building is 20'-1" tall at its highest point, meeting the requirements of the UDO.
- c. **Setbacks** – Table 1, below, lists the required setbacks for the R-1 District and the proposed setbacks for the development.

Table 1: Setbacks	UDO Requirement (minimum)	Proposed Plan
<i>Front Yard</i>	30' from property line	41'-8" front yard setback
<i>Side Yard</i>	7' from property line	23'-8" side yard setback
<i>Rear Yard</i>	25' from the property line	100'-2" rear yard setback

5. Development Requirements:

- a. **Access/Streets** – The site is accessed via an existing shared driveway between Agape Montessori and Saint Aiden's Episcopal Church to the north. The driveway has direct access off of Black Bob Road and there are no changes to site access proposed.
- b. **Parking** – Per UDO requirements, parking is required at a rate of one space per 500 square feet of gross building area. The existing nine parking spaces are proposed to remain, while 10 spaces are required. Historically, parking has been shared with St. Aiden's Episcopal Church the north, allowing the use of 17 parking

spaces. A renewed lease for the parking spaces will be signed following approval of this application.

The raised parking lot islands on site are being removed due to a tight turning radius for fire trucks. The areas will be striped with yellow paint to prevent vehicles from parking too close to the drive aisles.

- c. **Landscaping** – The applicant provided a preliminary landscape plan exceeding the requirements of the UDO. Foundation plantings are provided on the north, west, and portions of the south, facades, in areas that front upon a public right-of-way or parking lot as required by the UDO. Existing trees are located in the parking lot island to the north of the school, providing shade and screening from the north. Parking lot screening from the right-of-way is provided in the form of two landscaped areas, including a continuous row of evergreen plantings, and a mulched bed with flowering shrubs. While Type 1 Buffers are not required on property lines along the adjacent property zoned R-1, the applicant is providing an additional row of evergreens on the south property line to provide shade and screening for the playground. Evergreens are proposed on the east side of the trash enclosure to provide additional screening for the masonry enclosure.

The majority of the existing site is lawn area and all disturbed site areas will be replaced with sod.

- d. **Public Utilities** – The property is in the City of Olathe Water and Johnson County Wastewater service areas and there are no changes to public utilities with this application.
- e. **Stormwater/Detention** – There are no changes to the stormwater detention and water quality with this proposed plan.

6. Site Design Standards:

The site is located within the Conventional Neighborhood designation of the Plan Olathe Comprehensive Plan. The proposed development is subject to **Site Design Category 1** (UDO 18.15.105). Table 1 below provides an analysis of the site design requirements.

- a. **Pedestrian Connection** – Development in Site Design Category 1 must provide pedestrian connections from the building to the public sidewalk. The applicant is providing a 5' sidewalk connection from the main entry to the existing sidewalk along Black Bob Road.

7. Building Design Standards:

The building is subject to building design standards for **Nonresidential Buildings in Residential Zoning Districts** (UDO 18.15.020.G.6). Table 2, below, lists the requirements of the UDO, and the elements of the proposed design which meet or exceed these requirements.

Table 2: Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<i>The main common building entry must be defined with a</i>

	<p><i>covered projection from the façade or by a recessed area.</i></p> <p>The main entry and primary facade, located on the west façade, is covered by a suspended steel awning, meeting UDO requirements.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 50 linear feet of the façade.</i></p> <p>The primary façade has a tower element highlighting the front entrance, which rises approximately 5' above the height of the building, meeting UDO requirements. The roofline of the northern elevation also varies in height by 1' across the façade.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></p> <p>The primary façade has cultured stone pilasters surrounding the front entry, which are offset by 4", meeting the requirements of the UDO. The northern façade also demonstrates horizontal articulation through a 2'-8" wall offset. The southern façade has a covered colonnade near the playground entrance, supported by brick columns, adding horizontal articulation to this elevation.</p>
<i>Glass</i>	<p><i>Minimum requirement of 20% clear glass on primary facades.</i></p> <p>The primary façade has 31% clear glass, meeting the requirements of the UDO.</p>
<i>Building Materials - Primary Facades</i>	<p><i>Primary facades require a minimum of 75% Class 1 & Class 2 Materials.</i></p> <p>The primary façade exceeds this minimum requirement. See Table 3, below, for the building materials table.</p>
<i>Building Materials - Secondary Facades</i>	<p><i>Secondary facades require a minimum 50% Class 1 and Class 2 Materials.</i></p> <p>The secondary façades exceed this minimum requirement. See Table 3, below, for the building materials table.</p>

Proposed Building Materials

The building is proposed to be constructed of masonry Spec Brik and Interstate Brick in red and gray tones, which are Class 2 materials, and cultured stone (Class 1) on the entry columns. A red suspended canopy is proposed over the front entry on the west façade. The primary roof is proposed to be a flat roof, while asphalt shingles are proposed over the colonnade of the playground entry on the southern façade.

Table 3, below, lists the percentages of Class 1 and Class 2 materials used on each façade. A small percentage of Class 3 materials is used on the front entry tower on the primary façade.

Table 3. Building Materials	Cultured Stone (Class 1)	Clear Glass (Class 1)	Masonry Spec Brik & Interstate Brick (Class 2)	Total Class 1/ Class 2
<i>Primary Façade - West</i>	4%	31%	52%	35% / 52%
<i>Secondary Façade - North</i>	0%	15%	73%	15% / 73%
<i>Secondary Façade - East</i>	0%	15%	70%	15% / 70%
<i>Secondary Façade - South</i>	0%	21%	63%	21% / 63%

8. Signage

No signage is approved with this plan review application. Separate sign permits are required for all signage and signs must comply with all requirements of Section 18.50.190 of the UDO, including one wall sign per elevation.

9. Staff Recommendation:

Staff recommends approval of the revised preliminary site development plan (PR20-0001) with the following stipulations:

1. A final site development plan must be approved prior to issuance of a building permit.
2. 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.