

STAFF REPORT

Planning Commission Meeting: March 23, 2020

Application	<u>PR19-0032</u> Revised Preliminary Site Development Plan for Olathe Soccer Complex, Lot 6
Location	10568 S Warwick Street
Applicant	John Davidson, Davidson Architecture + Engineering, LLC
Owner	Michael Christie, Olathe Soccer Complex c/o West Star
Staff Contact	Kim Hollingsworth, AICP, Senior Planner

Site Area: 4.75± acres

Proposed Use: Office

Zoning: C-2 (Community Center)

Plat: Olathe Soccer Complex

	Plan Olathe Land Use Category	Existing Use	Current Zoning
Site	Mixed Density Residential	Vacant	C-2
North	Mixed Density Residential	Olathe Soccer Complex	C-2
South	Employment Area	Vacant	AG
East	Mixed Density Residential	Olathe Soccer Complex	C-2
West	Primary Greenway	Mill Creek Streamway	C-2

1. Introduction

The following item is a revised preliminary site development plan for the Olathe Soccer Complex, Lot 6 located within the southwest portion of the overall complex. The property is located within the southwest portion of the overall Garmin Olathe Soccer Complex development. The applicant is seeking approval for a 9,900 square foot office building to serve as the West Star Office Headquarters. West Star provides maintenance to the surrounding soccer complex and several other buildings in the general vicinity.

2. History

The property is designated as Mixed Density Residential on the PlanOlathe future land use map and is surrounded by properties within Mixed Density Residential and

Employment Areas. A rezoning to the C-2 Community Center District and preliminary site development plan for the Olathe Soccer Complex (RZ16-0017) were approved in March 2017. The preliminary plan included a hotel on the subject property; however, the planned hotel was eventually approved further east in the development on Lot 2 and is currently under construction. The property was platted in October 2017 as part of the overall soccer complex.



Aerial View of Subject Property

3. Zoning Requirements

- a. **Uses** – The primary use of the building will be an office for the West Star operations which is a permitted use in the C-2 District. A portion of the building would be devoted to the indoor storage of equipment that is used to maintain the soccer complex and nearby properties.
- b. **Setbacks** – The proposed building location exceeds the minimum C-2 District setbacks of 15 feet in the front yard and 7.5 feet for the side and rear yard setbacks. The C-2 District also has a maximum front yard setback of 150 feet which the building layout complies with.
- c. **Height** – The maximum building height permitted in the C-2 District is 35 feet and the proposed approximately 22-foot tall, one-story building will not exceed this requirement.

4. Development Requirements

- a. **Site Access** – The property will have two access points located east of the proposed building. The main access drive is proposed at the southeast corner of the building off Warwick Street. A future development to the south will also receive access from this entrance drive. The site plan also illustrates an exit drive that connects to the existing soccer complex located directly north of the property. A pedestrian crossing and sidewalk connection to the site will be provided near the main access point southeast of the building.

- b. **Parking** – On-site parking will be provided through a combination of parking for employees, visitors to the office building and a parking lot that provides additional spaces for the nearby soccer fields in the Garmin Olathe Soccer Complex. A total of 37 parking spaces are proposed for the office building and 52 spaces east of the building that accommodate overflow parking for the soccer complex.
- c. **Landscaping/Screening** – The landscape plan includes a variety of evergreen, deciduous and ornamental trees throughout the overall development area. Street trees will be provided along Warwick Street along with a variety of ornamental trees and shrubs to screen the parking area adjacent to the street. Landscaping is disbursed throughout parking areas and building foundation landscaping is provided adjacent to the office building.
- d. **Tree Preservation** – The site and surrounding vicinity contain dense areas of existing mature trees along the west property boundary. The landscape plan depicts areas of trees that will be preserved as the Mill Creek Streamway and public trails are located west of the property. The landscape plan also illustrates landscape buffer areas internal to the tree preservation areas to meet UDO requirements.
- e. **Lighting** – The site will meet parking and building lighting requirements as reviewed with the final development plan.
- f. **Stormwater/Detention** – The property will contain two primary stormwater and detention areas which are located adjacent to existing wetland areas on the property. The site was designed so existing wetland areas in the western portion of the property are not disturbed by the development.
- g. **Public Utilities** – The site is located within the City of Olathe water and Johnson County wastewater service areas.

5. Site Design Standards

The subject property is subject to **Site Design Category 4** (UDO Section 18.15.120) per the C-2 District classification. The following is a summary of the site design elements proposed on site:

- a. **Outdoor Amenity Space** – An outdoor patio is proposed directly north of the building and additional amenities are provided throughout the soccer complex development.
- b. **Parking Area** – Parking area for developments must be designed in pods no greater than 80 stalls. The parking will be distributed throughout the site in smaller pods that will not exceed the maximum number of permitted stalls.
- c. **Pedestrian Connectivity** – Adequate pedestrian connections will be provided internally within the development and connect to adjacent portions of the soccer complex across Warwick Street.
- d. **Drainage Features** – The development will comply with requirements for open detention or drainage features. The drainage basins within the western portions of the property are designed to function as a natural vegetative feature and will have minimal visibility from adjacent properties.

6. Building Design Standards

The development is subject to **Building Design Category D** as established with the rezoning of the property in 2017 (Ordinance No. 17-18). Vertical and horizontal articulation elements will be accommodated through the varying rooflines and wall projections that will surround the glass windows on the east façade. A canopy is proposed to project from the east façade of the building along with a vertical stone column to provide focal point elements and entry elements on the primary façade.

The proposed building elevations, and material percentages are included in the packet for reference. The materials will consist of stone, glass, stucco and architectural metal panels. The east primary façade will contain 39% transparent glass which greatly exceeds the minimum 20% glass requirement for primary facades. The proposed overhead door is located in the area that is least visible to the remainder of the development to the east and north of the proposed building. The applicant has provided a variety of materials on the primary facades to generate increased visual interest to the overall building design.

7. Public Correspondence

Staff have not received any public feedback or correspondence regarding the proposed project.

8. Recommendation

Staff recommends approval of the preliminary site development plan (PR20-0006) with the following stipulations:

1. A final site development plan must be approved prior to issuance of a building permit.
2. The building will meet Building Design Category D requirements.
3. As required by the UDO, 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.