

STAFF REPORT

Planning Commission Meeting: April 13, 2020

Application	<u>PR20-0004</u> Revised Preliminary Site Development Plan for Olathe Soccer Complex, Lot 4
Location	Northwest of 106 th Street and Ridgeview Road
Applicant	Jeff DeGasperi, DeGasperi & Associates Architecture
Owner	Michael Christie, Olathe Soccer Complex c/o West Star
Engineer	Chad Porter, Payne & Brockway Engineers
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	Retail/Restaurant	C-2
South	Employment Area	Vacant	AG
East	Mixed Density Residential	Restaurant/Gasoline Station	C-2
West	Mixed Density Residential	Olathe Soccer Complex	C-2

1. Introduction

The following item is a revised preliminary site development plan for the Olathe Soccer Complex, Lot 4 located within the southeast portion of the overall Garmin Olathe Soccer Complex development. The applicant is seeking approval for a 9,400 square foot building for a ReeceNichols Real Estate office building.

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 was approved in November 1985 and the most recent preliminary site development plan was approved in 2017. The previous preliminary plan included a bank with a drive-through on the subject property. The property was platted in 2016 as part of the overall soccer complex.



Aerial View of Subject Property



View of the Site Looking West

3. Zoning Requirements

- a. **Uses** – The primary use of the building will be an office for ReeceNichols Real Estate which is a permitted use in the C-2 District. The other uses permitted by right in the C-2 District are also appropriate for this location given the existing pattern of retail, restaurant and service-oriented businesses in the complex and close proximity of major thoroughfares.
- 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 and the applicant is requesting a waiver from this requirement. Staff is supportive of the waiver request for the reasons detailed in the waiver section of this report.
- c. **Height** – The maximum building height permitted in the C-2 District is 35 feet and the proposed approximately 25-foot tall, one-story building will not exceed this requirement.

4. Development Requirements

- a. **Site Access/Parking** – The property will have one access point located east of the proposed building. The access drive will connect to the existing private drive that serves several lots within the complex. On-site parking will be provided through a combination of parking for employees and visitors to the office building. A total of 40 parking spaces are proposed for the office building which exceeds the minimum requirement but does not exceed the 150% maximum parking requirement of the C-2 District.
- b. **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 106th Street and the private drive 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.
- c. **Lighting** – The site will meet parking and building lighting requirements as reviewed with the final development plan.
- d. **Stormwater/Detention** – The property will be served by regional detention for the overall soccer complex area.
- e. **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 in the northeast corner 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 lot and connect to adjacent portions of the soccer complex and south to 106th Street.

6. Building Design Standards

The building is subject to building design standards for **Office and Civic Buildings** (UDO 18.15.020.G.8). The building has two primary facades which include the east and south facades, as these portions of the building will face a street. Table 1, below, lists the requirements of the UDO, and the design elements that are proposed for the building.

Table 1: Building Design Standards	Design Requirements
	Proposed Design
<i>Building Entryway</i>	<p><i>Each building entry on primary facades must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>The entrance, located on the east side of the building, features a recessed area beneath a tower element to signify the main entrance to the building.</p>
<i>Vertical Articulation</i>	<p><i>Each primary façade must provide vertical articulation every 75 linear feet of the façade.</i></p> <p>The roofline varies in height across the east façade through changes in the height of the roofline exceeding the minimum 2-foot requirement. The south façade also contains variations in the parapet height.</p>
<i>Horizontal Articulation</i>	<p><i>Each primary façade must provide horizontal articulation every 50 linear feet of the façade.</i></p> <p>Each primary façade provides projections and the use of columns meeting the requirements of the UDO.</p>
<i>Façade Expression</i>	<p><i>A vertical tower element must anchor the main entry and an additional expression tool must be provided on primary facades.</i></p> <p>Façade expression will be provided through a combination of awnings, changes in building materials and an ornamental cornice.</p>
<i>Glass</i>	<p><i>Primary facades must contain at least 25% clear glass and secondary facades must contain at least 15% clear glass.</i></p> <p>All facades exceed the minimum glass requirement with 27% provided on primary facades and a range of 15% to 27% on secondary facades.</p>

Proposed Building Materials

The proposed building materials primarily consists of brick, stucco, glass, and minor amounts of split-faced CMU. The building is designed to complement exiting buildings in the soccer complex while incorporating a range of new high-quality materials. Tables 2 and 3, below, list the percentages of Class 1 and Class 2 materials used on each façade.

Table 2: Building Materials	
Primary Facades	Class 1 & Class 2 Materials (Minimum 70%)
East Elevation	83%
South Elevation	81%

Table 3: Building Materials	
Secondary Facades	Class 1 & Class 2 Materials (Minimum 50%)
North Elevation	81%
West Elevation	93%

7. Waiver Request & Staff Analysis

The applicant is requesting a waiver from the maximum front yard setback requirement of the C-2 District (UDO 18.20.140.B). A maximum front yard setback of 150 feet is required and the applicant is requesting for the building to be located 190 feet from the front (east) property boundary. This variation of 40 feet accommodates the necessary landscaping areas, existing private drive and parking lot to serve the proposed office building. The applicant submitted a waiver request letter detailing their request and fulfilled the public notice requirements for a waiver request.

Staff supports the requested waiver due to the existing conditions on the property and the high-quality building design and site elements proposed with the preliminary site development plan. The existing in-line retail buildings throughout the complex contain a similar development pattern with parking areas located to the east of the buildings. The proposed layout is complementary to the pattern of development throughout the remainder of the complex. The existing private drive is also located within the easternmost portion of the property which consumes a portion of the front setback area. Additionally, high-quality building materials are planned for the building design that exceed minimum UDO requirements and adequate landscaping will be provided within the front-yard setback area to screen parking areas. Finally, the waiver is not expected to negatively impact the public or nearby property owners.

8. Public Correspondence

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

9. Recommendation

Staff recommends approval of the preliminary site development plan (PR20-0004) with the following stipulations:

1. A waiver is granted from UDO Section 18.20.140.B to permit a maximum front yard setback of 190 feet as shown on the submitted site plan.
2. A final site development plan must be approved prior to issuance of a building permit.
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.
4. An adequate turning radius area must be provided adjacent to the northernmost parking lot island for Fire Department access.