

## STAFF REPORT

Planning Commission Meeting: June 8, 2020

<b>Application</b>	<b><u>PR20-0010</u></b> Revised Preliminary Site Development Plan for Tommy's Car Wash, Archer Planned District
<b>Location</b>	225 S. Parker Street
<b>Applicant</b>	Kasey Graham, Frontier Investments, LLC
<b>Owner</b>	Timothy Allen, 3 Parker Investments, LLC
<b>Engineer</b>	Judd Claussen, Phelps Engineering, Inc.
<b>Staff Contact</b>	Kim Hollingsworth, AICP, Senior Planner

**Site Area:** 1.04± acres

**Proposed Use:** Car Wash

**Zoning:** PD (Planned District)

**Plat:** Archer Subdivision

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Current Zoning</b>
<b>Site</b>	<b>Neighborhood Commercial Center, Regional Commercial Center</b>	<b>Vacant</b>	<b>PD</b>
<b>North</b>	Regional Commercial Center	Auto Supply Store	CP-1/RP-3
<b>South</b>	Neighborhood Commercial Center	Vacant	PD
<b>East</b>	Mixed Density Residential Neighborhood	Single-Family Residential, Medical Office	C-1/R-1
<b>West</b>	Mixed Density Residential Neighborhood	Vacant/Future Multi- Family Residential	PD

### 1. Introduction

The following item is a revised preliminary site development plan for Tommy's Car Wash within the Archer Subdivision Planned District. The applicant is seeking approval for a 4,889 square foot fully automated car wash facility on Lot 2 within the northeast portion of the development.

## 2. History

A rezoning to the PD Planned District and preliminary site development plan for the Archer Subdivision (RZ17-0009) were approved in October 2017. The planned district zoning established the development, site and building design standards for the multi-family apartments and commercial lots to establish a cohesive mixed-use district. More recently, a zoning amendment to the district was approved to permit a car wash specifically on Lot 2 of the subdivision (Ordinance No. 19-82).



*Aerial View of Subject Property*

## 3. Zoning Requirements

- a. **Uses** – The car wash is a permitted use on Lot 2 of the Archer Subdivision planned district. Use regulations are outlined in Ordinance No. 19-82 specifying the nature of the car wash use including that vehicle wash areas will operate in a fully enclosed tunnel design building. No self-service bays will be provided for customers to wash their own vehicles and the use of 20 vacuum stations are permissible by the ordinance. The car wash hours of operation must be between the hours of 7:00 AM and 10:00 PM daily which is consistent with the Tommy's Car Wash business model.
- b. **Setbacks** – The proposed building meets the minimum setback requirements established with the planned district. The building will be setback approximately 68 feet from Parker Street right-of-way. Additionally, the proposed site layout complies with the planned district parking and paving setbacks as the drive lane is greater than 15 feet from Parker Street right-of-way and paving areas are located at least 10 feet from the north and west property lines. The drive lane adjacent to the south property boundary is less than 10 feet from the property line but is permissible per UDO 18.30.160.F.6 as the drive lane does not occupy the required 7.5-foot side-yard setback area.

- c. **Height** – The 28-foot tall building does not exceed the maximum building height of 60 feet established for the commercial lots within the planned district.

#### 4. Development Requirements

- a. **Site Access** – Access will be provided from the internal driveway within the Archer Subdivision that extends south from W Loula Street. The Fire Department has reviewed the proposed circulation and turning radius diagrams for the site and adequate access will be provided for emergency response vehicles. The site also exceeds minimum vehicle stacking area requirements for a car wash, as greater than 80 feet of ingress and 20 feet of egress will be provided.
- b. **Parking** – On-site parking will be provided in the northwest portion of the property to serve employees and customers. Four parking spaces and one handicap accessible parking space are proposed based on the size of the building and the general number of spaces needed for this type of use. The previous preliminary site development plan expected a total of 59 parking spaces between the three commercial lots based on the standards for general retail. The 20 vacuum bay stations also provide additional areas for customers to park while using those services.
- c. **Vacuum Bays** – The applicant continues to work with staff regarding the design of the vacuum bay stalls located within the northern portion of the property. The details of the design will be determined with the final development plan and will be take into account proper screening methods and compatibility with the building design.
- d. **Landscaping/Screening** – The landscape plan includes a variety of evergreen, deciduous and ornamental trees throughout the overall development area. Significant landscaping will be provided along the Parker Street frontage including street trees and a continuous line of shrubs to screen the vehicle drive lane east of the building. A 3.5-foot decorative black metal fence will be located east of the building interior to the shrubs providing screening. Two retaining walls will be located within the western portion of the property to provide additional screening and designation of drive lane areas.

Landscaping is disbursed along the perimeter of the property and building foundation landscaping is provided through a mixture of deciduous and evergreen shrubs. All undisturbed areas along the site perimeter and directly east of the building will be planted with sod. The trash enclosure will meet the screening requirements of UDO 18.30.130.I including landscaping on three sides, masonry walls that match the building and a metal gate.

- e. **Lighting** – The site will meet parking and building lighting requirements as reviewed with the final development plan.
- f. **Stormwater/Detention** – The site is subject to Title 17 requirements. The Archer Subdivision stormwater quality BMPs include native vegetation, underground infiltration basins, inlet baskets and hydrodynamic stormwater treatment structures that serve the multi-family and commercial lots.
- g. **Public Utilities** – The site is located within the City of Olathe water and sewer service areas.

## 5. Site Design Standards

The subject property will generally follow the requirements of **Site Design Category 3** which was discussed for the commercial lots as part of the planned district consideration. The following is a summary of the site design elements proposed on site:

- a. **Landscape** – Landscaping must be provided along the sidewalk within the front property which is being provided through a planted buffer area and a decorative fence along Parker Street.
- b. **Amenity** – A water feature will be provided within the green space west of the building to fulfill one of the amenity options. Additional amenities are provided throughout the Archer Subdivision to benefit the apartment residents and visitors to the commercial properties.
- c. **Parking Pod** – The number of parking spaces does not exceed the 40 maximum parking stalls permitted in one parking pod.
- d. **Pedestrian Connectivity** – Adequate pedestrian connections must be provided to the surrounding development, parking areas and transit stops. A sidewalk will connect to the internal private drive which continues north to the existing sidewalk on W. Loula Street. An internal network of pedestrian connections are provided throughout the overall Archer Subdivision development and pedestrian markings will be provided on the site to distinguish pedestrian areas from vehicular use areas.
- e. **Adjacent Driveways** – Driveways should connect with other properties where possible. The circulation of the stacking area for the car wash entrance prevents a connection to the lot directly south; however, the main driveway will connect to the internal access drive.
- f. **Drainage Features** – There are no open drainage areas that would be visible to the public on the subject property.

## 6. Building Design Standards

The development is subject to **Building Design Category D** as established with the rezoning of the property to the planned district in 2017 (Ordinance No. 19-82). The following analysis summarizes the proposed design against criteria as established within the 2017 Unified Development Ordinance (UDO) (Ordinance No. 17-52).

<b><i>Design Standard</i></b>	<b><i>UDO Requirement (Category D)</i></b>
<i>Horizontal Articulation</i>	<p><b><i>One or more wall offsets, notch or projections must be used every 75' of primary façade width.</i></b></p> <p>The east and west primary facades contain wall offsets between the main façade and the two tower elements. The window casings and columns are positioned every 9 feet and will project from the north and south facades. The significant glass area along the north and south facades will be tilted at an angle to provide additional articulation.</p>

<i>Vertical Articulation</i>	<p><b><i>Variation in height or roof form must be used every 75' of primary façade width.</i></b></p> <p>The tower elements within the eastern and westernmost portions of the building provide varying roof heights. The tunnel portion of the carwash also has a curved roofline which provides additional visual interest and articulation for the overall building design.</p>
<i>Focal Point Element</i>	<p><b><i>Towers, raised parapets, cap elements or pitched roof elements are required on primary facades.</i></b></p> <p>Tower elements in the east and west portions of the building will provide additional variety and visual interest for the building. Additionally, a unique curved roof design will be employed throughout the entire length of the tunnel car wash portion of the building.</p>
<i>Façade Expression Tools</i>	<p><b><i>An ornamental cornice, canopies, awnings, or arcade elements are required on primary facades.</i></b></p> <p>Canopies will be provided on the primary facades at the entrance and exit to the car wash.</p>
<i>Transparent Glass</i>	<p><b><i>Requirement for 20% glass on primary facades.</i></b></p> <p>All elevations exceed the minimum glass requirements. The proposed elevations include 30.4% glass on the east façade oriented towards Parker Street. The west façade oriented towards the access road and apartments contains 22.3% transparent glass.</p>
<i>Pedestrian Interest Tools</i>	<p><b><i>Tools must be utilized that promote pedestrian interest at the ground level primary facades.</i></b></p> <p>Significant portions of transparent glass will be provided throughout the building, especially along the north façade that pedestrians would be able to access.</p>
<i>Overhead Doors</i>	<p><b><i>Overhead doors for vehicular access on primary facades must include additional architectural treatment elements.</i></b></p> <p>The east and west façade overhead doors are located under a canopy and are integrated into the design of the building. During operating hours, the doors will not be visible to allow for the ingress and egress of vehicles from the building.</p>

**Building Materials** – The proposed building elevations, material percentages and conceptual color renderings are included in the packet for reference. The building will primarily be comprised of a combination of brick, synthetic stone and transparent glass. Architectural composite panels will provide color accents throughout portions of the building with details provided through the use of architectural metal. The building exceeds the material requirements for Building Design Category D as detailed in the following tables.

### Proposed Building Materials

<b>Primary Facade</b>	<b>Category 1 (Min. UDO requirement 70%)</b>	<b>Category 2 (Max. UDO requirement 30%)</b>
East Elevation	Brick, Stone, Glass, Architectural Composite Panels <b>(72.4%)</b>	Architectural Metal <b>(27.6%)</b>
West Elevation	Brick, Stone, Glass, Architectural Composite Panels <b>(73.1%)</b>	Architectural Metal <b>(26.9%)</b>
North Elevation	Brick, Stone, Glass, Architectural Composite Panels <b>(81.6%)</b>	Architectural Metal <b>(9.2%)</b>

<b>Secondary Facade</b>	<b>Category 1 (Min. UDO requirement 60%)</b>	<b>Category 2 (Max. UDO requirement 40%)</b>
South Elevation	Brick, Stone, Glass, <b>(72.5%)</b>	Architectural Metal <b>(27.5%)</b>

### 7. Signage

Sign standards for planned districts such as Archer, are established during either the time of zoning or development plan review. The signage is established for the entire development, not individuals lots, in order to create and establish a cohesive design and expectation for signage. Staff will be working with the property owner of the Planned District Development on their sign plan during final site development plan review.

### 8. Recommendation

Staff recommends approval of the revised preliminary site development plan (PR20-0010) with the following stipulations:

1. A final site development plan must be approved prior to issuance of a building permit.
2. The design and screening of the vacuum bays will be reviewed and approved with the final site development plan.
3. Parking lot and building lighting will be reviewed and approved with the final site development plan.
4. Sign standards for the car wash will be determined with the final site development plan with submittal of a comprehensive sign plan for review and approval.
5. 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.