STAFF REPORT
Planning Commission Meeting: September 14, 2020

Application: PR20-0016 Revised Preliminary Site Development Plan for Contractors Garage VII Building

Location: 815 E. Park Street and 111 S. Mahaffie
Owner/Applicant: Kevin Combs, Insight Commercial
Engineer: James Green, Green Engineering
Staff Contact: Emily Carrillo, Senior Planner

Site Area: 0.42 ± acres
Current Use: Vacant Building & Lot
Zoning: C-3 (Regional Center) & M-2 (General Industrial)
Proposed Use: Multi-Tenant Commercial
Building Area: 4,000 square feet
Plat: Burris & Ocheltree Addition

Lots: 2

<table>
<thead>
<tr>
<th>Site</th>
<th>Plan Olathe Land Use Category</th>
<th>Existing Use</th>
<th>Current Zoning</th>
<th>Site Design Category</th>
<th>Building Design Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Urban Center/ Downton</td>
<td>Vacant Building</td>
<td>C-3 &amp; M-2</td>
<td>3</td>
<td>Commercial / Retail</td>
</tr>
<tr>
<td>South</td>
<td>Urban Center/ Downton</td>
<td>Single-Family Residential</td>
<td>R-2</td>
<td>-</td>
<td>-</td>
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<tr>
<td>East</td>
<td>Urban Center/ Downton</td>
<td>Office, CPA</td>
<td>M-2</td>
<td>-</td>
<td>-</td>
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<tr>
<td>West</td>
<td>Urban Center/ Downton</td>
<td>Vacant Building, Historic Market</td>
<td>M-2</td>
<td>-</td>
<td>-</td>
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<tr>
<td></td>
<td></td>
<td>Multi-Tenant Commercial</td>
<td>M-2</td>
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1. **Proposal:**

The applicant is requesting approval of a revised preliminary site development plan for the existing property, located at the southwest corner of E. Park Street and S. Mahaffie Street, in Olathe's Original Town area. This is a renovation of an existing building that will utilize the building footprint and steel framing from the previous structure currently located on the site. Per UDO 18.40.120 this is defined as a major change due to the modification in architectural style and building materials, requiring a revised preliminary site development plan review.

The project scope includes a remodel and re-use of an existing prefabricated building of approximately 4,000 square feet to be converted into four (4) separate tenant lease spaces for the intended use of a generic business incubator. Each tenant space will include a restroom and separately metered utilities. The adjacent site to the south, is included in this redevelopment to accommodate tenant parking and to accommodate a newly constructed trash enclosure.

Staff has also received an application to vacate a portion of the adjacent alley to the west. This application (VAC20-0004) is currently being continued to a future Planning Commission meeting date.

A corresponding final plat application is currently being reviewed by staff that will combine the two lots and the area gained from vacating a portion of the existing alley. This application (FP20-0020) will also be considered at a future Planning Commission meeting.

2. **History:**

The site located at 815 E. Park Street was rezoned from M-2 to the C-3 District (RZ-46-72) in 1972 and a large multi-tenant commercial building was constructed at that time. The applicant is proposing to redevelop and repurpose the site utilizing the existing footprint and steel framing already in place. The adjacent lot to the south, located at 111 S. Mahaffie, is currently vacant undeveloped land and which was zoned M-2 in 1970.

*Subject property outlined in red.*
3. **Neighborhood Meeting/Correspondence:**

   The applicant held a neighborhood meeting on Monday, August 24, 2020 as required by the Unified Development Ordinance Ch.18.40.030. No members of the public attended the meeting and staff has not received any additional public correspondence regarding the project.

4. **Zoning Requirements:**

   a. **Land Use** – The site consists of two different zoning districts as proposed. The primary site is zoned C-3 (Regional Center). Multi-tenant commercial is a permitted use within the C-3 district. Additionally, storage areas and lots are permitted in the M-2 zoning district as the proposed use for the adjacent lot to the south.

   b. **Building Height** – Building heights within the C-3 district are limited to 3 stories, not to exceed 40’ feet. The proposed roof height is 20’-10” measured from the ridgeline average and meeting the requirements of the UDO.

   c. **Setbacks** – All setbacks are to remain as existing, as approved with RZ-46-72. This site is located within the “Original Town” Overlay District which allows for minor waivers or reductions from height and area requirements of the underlying zoning district per UDO 18.20.280. In an approval letter dated September 9, 2020, the Planning Official approved a reduction in required setbacks, specific to the western lot line, to accommodate for the renovation and repurposing of this existing structure and lot. Upon approval, it was determined that these reductions align with the findings outlined in 18.20.280-D.
5. Development Requirements:

a. **Access/Streets** – A new access entry will be constructed from South Mahaffie Street.

b. **Parking** – A total of 8 parking spaces are being provided on-site. The applicant has noted on their plans, a required parking ratio of 1 space per 800 square feet for a retail/non-commercial use. It has since been determined the more appropriately defined use for the tenant space aligns with auto repair and vehicle restoration. The code allowance for this use is 1 space per 500 square feet, meeting the UDO parking requirements established in UDO 18.30.160.

c. **Landscaping** – The existing site currently contains minimal landscaping; however the applicant has provided a preliminary landscape plan that would increase the landscaping onsite to meet current requirements of UDO 18.30.130. Foundation plantings are provided on all sides of the building, except for the east façade, where a landscape buffer adjacent to the sidewalk is being provided. Two (2) new deciduous trees and new fescue sod will also be added to the front of the property. New sod is also being applied, in addition to fifteen (15) shrubs and one (1) new maple tree added to the landscaped access entry on the east side of the property. Three (3) new street trees are being provided along Mahaffie Street. The trash enclosure will be appropriately screened with landscaping on all three (3) sides. Where visible from the street, the proposed parking lot will be mulched and screened appropriately with landscaping between 3 and four feet in height. Seven (7) existing trees located at the south and west portion of the lot will be preserved.

d. **Public Utilities** – The property is in the City of Olathe water and 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 Urban Center designation of the PlanOlathe Comprehensive Plan. The proposed development is subject to **Site Design Category 3** (UDO 18.15.115).

Table 1 below provides an analysis of the site design requirements.

<table>
<thead>
<tr>
<th>Table 1: Site Design Category 3</th>
<th>Design Requirements</th>
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<tr>
<td><strong>Landscape Options</strong></td>
<td>Must provide landscaping along sidewalks where building façades are not located within the minimum frontage area to enhance community image and support pedestrian activity.</td>
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</table>
The applicant is providing a landscaped buffer area located at new sidewalk edge along the eastern lot line.

**Pedestrian Connectivity**

*Provide a coordinated pedestrian and bicycle system to provide convenient pedestrian access within the site and to adjacent development.*

*Provide enhanced pedestrian connections to encourage pedestrian use, integrate with surrounding land uses or connect to regional paths and trails.*

The applicant is providing a new sidewalk connection to the site from the existing sidewalk along Park Street. A new five (5) foot sidewalk is being constructed along the eastern portion of the lot adjacent to S. Mahaffie Street, which will connect to existing sidewalk to the south.

7. **Building Design Standards:**

Table 2, below, lists the requirements of Commercial Retail Buildings in the UDO, and the elements of the proposed design which meet the current requirements, or for which an exception must be granted.

Due to the nature of this proposed reuse, there are limitations as to what can be implemented utilizing the existing footprint, framing and setbacks. Therefore, waivers for building design requirements are being requested with this application.

<table>
<thead>
<tr>
<th>Table 2: Building Design Standards for Commercial Retail</th>
<th>Design Requirements</th>
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<tbody>
<tr>
<td><strong>Building Entryway</strong></td>
<td>Proposed Design: <em>Analysis of applicable building design standards.</em></td>
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<td></td>
<td>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</td>
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<td>The main entry of the existing building is located on the northern façade. A new awning projections and storefront glass are being added to the northern façade.</td>
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<tr>
<td><strong>Garages and Overhead Doors</strong></td>
<td>Must not face public streets; If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.</td>
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<td>Due to building and lot constraints that currently exist with the site, the overhead garage doors are proposed for the eastern façade, along Mahaffie Street.</td>
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Again, the existing metal framework limits the ability to provide the required recession from the façade. The remainder of the eastern façade will be treated with metal awning projections. The overhead doors will be constructed with high quality metal material and added glass panels.

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<thead>
<tr>
<th>Façade Articulation</th>
<th>Primary façades must be divided into vertical bays that are no greater than fifty (50) feet in width.</th>
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<tr>
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<td>Primary façades along S. Mahaffie Street is approximately 80 feet wide and divided into vertical bays as defined by four (4) overhead doors, as well as horizontal articulation through use of differing exterior finish materials and colors.</td>
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<tr>
<th>Façade Expression</th>
<th>The minimum height for all one (1) story principal buildings must be seventeen (17) feet.</th>
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<td>Buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry or building corner.</td>
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<td>Vertical articulation using variation of exterior finish materials and colors anchors the main entry fronting E. Park Street.</td>
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<td>All primary facades meet the UDO requirements for façade expression techniques, by incorporating material changes, awnings and canopies, and horizontal expression lines.</td>
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8. Proposed Exterior Building Materials:

All new exterior building materials being proposed are considered high-quality materials and will far exceed anything existing in this area.

Due to the corner lot location, both facades fronting Park and Mahaffie are considered primary facades. The current UDO requires a minimum of 25% glass and a minimum of 80% Class 1 and Class 2 materials on primary facades. The proposed northern façade facing Park Street, has 13% glass and 72% Class 1 and 2 materials. The eastern façade fronting Mahaffie Street has 8% glass panels incorporated into the overhead doors, and 89% Class 1 and 2 materials. In this instance, staff includes the garage door material into the total percentage for this façade as these doors are a major contributing feature for this façade.

The current UDO also requires a minimum of 50% Class 1 and Class 2 materials on secondary facades. The proposed western secondary façade has 21% 1 and Class 2 materials but visibility is limited due to the location of the adjacent building and vegetation. The south façade has 26% Class 1 and 2 materials proposed. However, the combination of stone, cement stucco and architectural metal paneling being proposed is a significant improvement over the typical materials used in buildings of this type. Both elevations are further enhanced by foundation landscaping.
9. **Waivers:**

_UDO, Section 18.40.240.D.2_, states, “The Approving Authority may approve the waiver if the applicant demonstrates one (1) or more of the following, and if the area proposed for modification is illustrated on the plat or site development plan.”

a) An alternative higher quality development design with no negative impacts to either the residential or nonresidential properties.

b) Development restrictions imposed on the property to ensure low impact land uses, low scale buildings and a site design arrangement in which adjoining residential properties will not be negatively impacted by any change in the applicable regulations.

c) Existing topography, hedgerows, or natural features provide significant screening and an appropriate buffer for adjoining properties.

d) Significant buffers are provided on adjoining residential properties and those properties will not be negatively impacted by any change in the applicable regulations.

e) The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property and alternative site design, building design, and building arrangements are not possible. In such instances, findings shall be prepared that:

   a. No private rights will be injured or endangered by the waiver.
   
   b. The public will suffer no loss or inconvenience thereby and that in justice to the applicant or applicants the application should be granted.

The applicant is requesting the following waivers with this revised preliminary site development plan application. (See attached letter from applicant.)

1. **Waiver from UDO, 18.15.020-E.9.c request for waiver to allow Exposed Gutters and Downspouts.**

   The nature of the existing building type and construction (steel frame with horizontal girts) is not conducive to recessing gutters and downspouts. We have proposed that downspouts be kept to a minimum (2 each on the east and west elevations) and incorporated into the module and rhythm of architectural materials and design.

2. **Waiver from UDO, 18.15.020-F Table 18.15.020-1 request for waiver permitting Building Finish Materials by Material Class.**

   A table of values has been added to Sheet A2.1 outlining façade materials by type, location and % of area relative to the %’s allowable per Table 18.15.020-1. In an auto repair shop, glass is not typically desirable however, we have added storefront glazing to the front Park Street elevation and have included windows in the overhead doors on Mahaffie in an effort to comply with the required glass % to the greatest extent practical.
3. Waiver from *UDO, 18.15.020-G.7.b(1)* request for a waiver for a reduction to required exterior building materials for Primary Facades.

Due to the corner location, both facades fronting Park and Mahaffie are defined as ‘Primary’. By specifying a more attractive flush metal overhead door and the use of applied stone and cement stucco, the proposed building elevations very nearly meet (Park side) or exceed (Mahaffie side) the required %’s for Class 1 & 2 materials.

4. Waiver from *UDO, 18.15.020-G.7.b(2)* request for a waiver for a reduction to required exterior building materials for Secondary Facades.

Roughly 3/4ths of the west elevation is completely hidden by the adjacent property. The proposed elevations wrap applied stone around the northwest corner of the building where most visible and raise the stone wainscot to provide a change in elevation of the stone and add visual interest. The balance of the west elevation (hidden from view) is a Class 3 architectural metal panel. While it does not contribute to the 50% requirement of Class 1 & 2 materials on a secondary façade, it is a sufficient upgrade over the standard metal panels typically used on metal building.

Likewise, while the south elevation is not in strict compliance with the 50% guideline for Class 1 & 2 materials, the combination of stone, cement stucco and architectural metal paneling is a significant improvement over the typical materials used in buildings of this type. The elevation is further softened and enhanced by landscaping.

5. Waiver from *UDO, 18.15.020-G.7.c* request for a waiver for Roofing Materials.

The slope (1:12) roof is virtually invisible from the street and is proposed to be a conventional metal ribbed panel, consistent with metal buildings of this type.

10. **Staff Analysis of Waiver Request:**

Due to the nature of this adaptive reuse of the existing building, there are limitations as to what can be implemented utilizing the existing footprint and framing.

As required in UDO 18.15.020-E.9.c, eliminating exposed gutters and downspouts is not advantageous with the existing steel framework and building of this type.

Per UDO 18.15.020-F Table 18.15.020-1, incorporating 25% glass on the primary façades can be challenging while maintaining an integral design of the building for the proposed use for auto repair and maintenance.

While primary and secondary facades, as proposed, do not meet current code requirements for Class 1 and 2 materials as required in UDO 18.15.020-G.7, the applicant has added significant Class 1 and 2 materials for this type of building in its current location. The application of high-quality materials and finishes are integrally designed with quality architectural features not typically found in this area, even despite the reduction in glass, Class 1 and 2 materials and exposed gutters and downspouts.
Additionally, the entire western façade of the building has limited visibility due to the adjacent property building and vegetation. For these reasons, staff is supportive of the waiver requests from the applicant.

11. **Staff Recommendation:**

A. Staff recommends approval of the revised preliminary site development plan (PR20-0016) with the following stipulations:

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

2. A final plat shall be recorded prior to issuance of building permit.

3. A waiver shall be granted to provide relief from building design and exterior building materials required in UDO 18.15.020 in accordance with attached elevations dated August 21, 2020.

4. A landscape plan sealed by a landscape architect licensed to practice in the state of Kansas for review by the City is required with the final site development plan.

5. Parking lot and building lighting will be reviewed and approved with the final site development plan.

6. A revised parking ratio shall be provided with final site development plans.

7. 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.