



MINUTES – Opening Remarks

Planning Commission Meeting: December 22, 2025

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chair Wayne Janner** presiding. Commissioners Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Megan Lynn, Scott Seeling, and Jim Terrones were present. Commissioner Taylor Breen was absent.

Recited Pledge of Allegiance.

Chair Janner introduced new Planning Commissioner Scott Seeling.

Chair Janner announced that the public hearing for RZ25-0017 would not take place this evening, as a continuance had been requested. He then made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which included four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information.

Hearing none, he requested a motion for the consent agenda.

A motion to approve MN25-1208, Planning Commission meeting minutes of December 8, 2025, was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed 8 to 0.



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Application:	<u>PR25-0020:</u> A preliminary site development plan for Truity Credit Union on approximately 1.05 acres, located southwest of College Boulevard and S. Lone Elm Road.
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A motion to approve PR25-0020 was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.



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Planning Commission Meeting: December 22, 2025

Application:	<u>PR25-0022:</u> A revised preliminary site development plan for Hedge Industrial Park South on approximately 156.03 acres, located southwest of W. 175th Street and Hedge Lane.
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A motion to approve PR25-0022 was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. The Traffic Impact Study is required to be updated with each development phase and shall adhere to Access Management Plan and City Engineer requirements.
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.



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Planning Commission Meeting: December 22, 2025

Application:	<u>FP25-0041:</u> Stipulation modification for Great Plains Commerce Center, Fourth Plat, on approximately 1.42 acres, located northeast of 159th Street and S. Lone Elm Road.
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A motion to approve FP25-0041 was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following modification:

1. Carson Street must be constructed to the intersection with Theden Street prior to the issuance of any temporary certificate of occupancy or certificate of occupancy for buildings within Great Plains Commerce Center, Fifth Plat



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Application:	<u>RZ25-0016:</u> A rezoning from the C-2 (Commercial Center) District to the R-4 (Residential Medium-Density Multifamily) District and a preliminary site development plan for Stellar Apartments, located southeast of W. 133rd Street and S. Blackfoot Drive.
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Emily Carrillo, Senior Planner, presented the request for rezoning and a preliminary site development plan for the Stellar Apartments. She explained that the nearly 15-acre site near 135th Street and Black Bob Road proposed eight multifamily buildings totaling 280 residential units. The property had been zoned C-2 since 1988 for a retail center that was never developed, and the Applicant was now seeking rezoning to the R-4 district.

Ms. Carrillo stated that the proposal was consistent with the *PlanOlathe* Comprehensive Plan, which designated the area for Corridor Commercial and Mixed-Density residential uses. She described the site plan, noting a mix of three-story and split three- and four-story buildings that complied with height standards, along with surface parking, garages, and carports. She added access would be provided from 133rd Street and Blackfoot Drive, with internal connectivity to nearby roadways.

She summarized that the project included (2) detention basins, more than (8) acres of common open space, including (2) acres of active open space with amenities such as a clubhouse with outdoor pool, dog park, walking trails, picnic and seating areas. She continued that approximately 35% of existing tree stands would be preserved, exceeding minimum requirements, and all landscaping and screening would meet UDO standards. She said one waiver was requested to reduce portions of the Type 5B landscape buffer from 75 feet to 28 feet (southern property line) and 35 feet (eastern property line), which staff supported. Ms. Carrillo briefly reviewed architectural elements, noting the use of Class I materials, articulated building designs, and patios or decks on all units, with no architectural waivers requested.

Ms. Carrillo confirmed that public notice requirements were met, no residents attended the neighborhood meeting, and no public comments were received. She concluded that the request met rezoning criteria and that staff recommended approval. She noted that the Applicant was available for questions.

Chair Janner confirmed there was not a prepared presentation from the Applicant and then opened the floor for questions.

Commissioner Chapman asked about any planned traffic control at the intersection of 133rd Street and Black Bob Road, noting current congestion.

Chet Belcher, Chief Community Development Officer explained that traffic volumes were monitored annually and that nearby development had already prompted evaluation of the intersection. He stated that traffic control would be implemented once thresholds were met and noted that improvements to 133rd Street were included in the City's five-year capital improvement program.

Chair Janner added that a stoplight at the intersection had been included in prior approvals for a Prieb development east of Black Bob Road, though construction had not yet begun.

Mr. Belcher confirmed this and added the City could also undertake the traffic control project on their own.

Commissioner Bergida asked Ms. Carrillo to clarify the total number of units. He noted a discrepancy between the stated 280 units and the density calculation shown in some of the materials appeared slightly understated.

Ms. Carrillo, confirmed that the total unit count was 280 units.

Commissioner Bergida asked about public notification requirements, specifically why certified notice was sent within 200 feet rather than 500 feet.

Ms. Carrillo explained that State statute required certified mail notification within 200 feet for rezoning public hearings, while the 500-foot radius was used for neighborhood meeting notifications. She confirmed that the neighborhood meeting notice had been sent within 500 feet and the certified notice for the public hearing within 200 feet.

Commissioner Bergida restated and confirmed understanding. He then asked whether there were specific R-4 site standards that would limit future increases in units per acre, and whether an increase in density could occur without returning to the Commission.

Ms. Carrillo responded that changes to density or dimensional standards would require the Applicant to return for review if they shifted from the applicable zoning's Site Dimensional Standards. She answered she believed they were under Site 1 standards, but could confirm, if needed.

Commissioner Bergida commented that this would limit approval to a similar number of units and asked whether the property's current C-2 zoning would allow mixed-use development.

Ms. Carrillo responded that vertical mixed-use development would be permitted under C-2 zoning.

Chair Janner called for any additional questions.

Commissioner Terrones requested a visual explanation of the proposed landscape buffer reduction, asking staff to show on the screen where the reduction from 75 feet to 28 or 35 feet would occur. He asked whether the areas being discussed were those highlighted in green.

Ms. Carrillo explained that the green areas represented existing tree stands that would be preserved. She described the dotted line on the exhibit as the original 75-foot buffer and demonstrated where the buffer would be reduced adjacent to parking areas. She stated that staff believed the preserved trees would continue to provide adequate screening despite the reduction. Along the southern property line, she explained that the buffer reduction would align with parking areas, with some remaining tree preservation and an addition of double row evergreen trees being added to enhance screening for future development to the south.

Chair Janner asked whether there were any additional questions from Commissioners. Hearing none, he explained the public hearing process.

Chair Janner then opened the public hearing and noted that one person had signed up to speak. However, that speaker, Paul Stell, then waived his turn.

There were no other speakers for the public hearing.

Commissioner Corcoran moved to close the public hearing, and **Commissioner Brown** seconded the motion. The motion to close the public hearing passed unanimously, 8–0.

Chair Janner declared the public hearing officially closed and called for a motion on RZ25-0016.

Before a motion was made, **Commissioner Bergida** raised a point of inquiry to Counsel regarding how to craft a motion to ensure this development remained subject to Site 1 standards, limited to 18 units per acre (263 units by his calculation).

Ms. Carrillo interrupted to clarify that she had confirmed the project fell under Site 2 dimensional standards within the R-4 district, allowing a higher density.

Commissioner Bergida acknowledged the clarification and withdrew the question.

Chair Janner asked if there were any further questions. Hearing none, he entertained a motion.

A motion to approve RZ25-0016 as stipulated by staff was made by **Commissioner Chapman** and seconded by **Commissioner Lynn**. The motion passed with a vote of 8 to 0 as follows:

- A. Staff recommended approval of RZ25-0016, Stellar Apartments, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommended approval of the rezoning to the R-4 District with no stipulations.
- C. Staff recommended approval of the preliminary site development plan with the following stipulations:
 - 1. A waiver is granted from UDO 18.30.130. to reduce the required Type 5B landscape buffer from 75 feet to 28 feet along the southern property line, and to 35 feet along the east property line with plantings and tree preservation as shown on approved plans.
 - 2. The existing shared access easement located at the southern portion of the property shall be vacated prior to recording of the final plat.
 - 3. 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.



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Application:	<u>RZ25-0017:</u> A rezoning from the C-2 (Community Center), R-1 (Residential Single Family), RP-1 (Planned Single Family), and CTY-RUR (County Rural) Districts to the CC (Cedar Creek) District, located in the vicinity of College Boulevard and Cedar Creek Parkway.
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Chair Janner announced the Applicant had requested a continuance to a future Planning Commission meeting for this item.

A motion to continue RZ25-0017 to a future date was made by **Commissioner Bergida** and seconded by **Commissioner Corcoran**.

The motion passed with a vote of 8 to 0.



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Application:	<u>RZ25-0018:</u> A rezoning from the C-O (Office) District to the C-1 (Neighborhood Center) District and a preliminary site development plan for Solomon's Porch Assisted Living, located at northeast of W. Indian Creek Parkway and S. Mur-Len Road.
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Taylor Vande Velde, Planner II, presented the request to rezone 2.74 acres to the C-1 District with a preliminary site development plan for Solomon's Porch assisted living. She described the property's location northeast of Mur-Len Drive and Indian Creek Parkway. She noted that access would be shared through the existing Indian Creek Business Park. She stated that the Comprehensive Plan designated the area as Mixed-Density Residential Neighborhood, and that the proposed assisted living use aligned with that designation. She further noted the proposed project also aligned with several housing policies, including goals related to senior housing and compatible infill development.

Ms. Vande Velde explained that the property had remained vacant since being zoned office in 1987, and that the proposed C-1 zoning would retain commercial use while allowing a transitional assisted living use adjacent to residential properties. She outlined the proposed development, which included two identical one-story buildings of approximately 19,000 square feet each, containing 16 bedrooms per building along with indoor common spaces. Outdoor amenities would include walking paths, a koi pond, and fenced shared open space. She noted that 40 parking spaces would be provided, exceeding minimum requirements, and that significant setbacks from adjacent residential properties would be maintained, exceeding C-1 district standards.

Ms. Vande Velde further stated that 62 percent of the site would be preserved as open space, landscaping requirements would be met or exceeded, and stormwater detention would be provided behind the buildings. The buildings would feature stucco, stone, and siding to blend with nearby office development while maintaining a residential character. She confirmed that all architectural standards were met, no waivers were requested.

Ms. Vande Velde confirmed notification requirements had been satisfied, and a neighborhood meeting had been held on November 20 with three attendees, where stormwater, drainage, and project operations were discussed. Ms. Vande Velde concluded by stating that the request met the Golden Criteria and that staff recommended approval of the rezoning with use restrictions and approval of the preliminary plan.

Chair Janner thanked staff and asked Commissioners if there were any questions.

Hearing none, **Chair Janner** opened the public hearing and noted that no one had signed up to speak.

A motion was made by **Commissioner Chapman** to close the public hearing and seconded by **Commissioner Brown**. The motion passed by voice vote, and the public hearing was closed.

Chair Janner called for any additional discussion from the Commission. With none offered, the Chair called for a motion on the item.

A motion to approve RZ25-0018 as stipulated by staff was made by **Commissioner Terrones** and seconded by **Commissioner Bergida**. The motion passed with a vote of 8 to 0 as follows:

- A. Staff recommended approval of RZ25-0018, Solomon's Porch Assisted Living, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommended approval of the rezoning to the C-1 District with the following stipulations:
 - 1. The following uses are prohibited:
 - a) Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
- C. Staff recommended approval of the preliminary site development plan with the following stipulations:
 - 1. The details of the proposed fence location and materials will be provided with the Final Site Development Plan.
 - 2. The required pedestrian connection to Lot 3A to the south must be constructed with Phase I of the project.



MINUTES – Closing Remarks

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There were no announcements.

Meeting adjourned.