



## STAFF REPORT

Planning Commission Meeting: July 28, 2025

<b>Application:</b>	<b>RZ25-0006: Rezoning from CP-2 (Planned General Commercial) District to R-4 (Residential Medium-Density Multifamily) District for the Salvation Army Family Lodge Expansion</b>
<b>Location:</b>	Northeast of E. Santa Fe Street and N. Woodland Road
<b>Owner:</b>	Lt. Nate Woodard, Salvation Army
<b>Applicant/Engineer:</b>	Matt Schlicht, Engineering Solutions
<b>Staff Contact:</b>	Nathan Jurey, AICP, Senior Planner

<b>Site Area:</b>	<u>0.21 acres</u>	<b>Proposed Use:</b>	<u>See Case SU25-0002 in this agenda</u>
<b>Existing Zoning:</b>	<u>CP-2 District</u>	<b>Proposed Zoning:</b>	<u>R-4 District</u>
<b>Dwelling Units:</b>	<u>4 Units</u>	<b>Plat:</b>	<u>Cornwall &amp; Barton's Addition to Olathe</u>

	<b>Plan Olathe Land Use Category</b>	<b>Existing Use</b>	<b>Existing Zoning</b>
<b>Site</b>	<b>Urban Center / Downtown</b>	<b>Undeveloped</b>	<b>CP-2</b>
<b>North</b>	Urban Center / Downtown	Homeless Shelter	RP-4
<b>South</b>	Urban Center / Downtown	Religious Institution & Social Services	CP-2
<b>East</b>	Urban Center / Downtown	Religious Institution & Social Services	CP-2
<b>West</b>	Urban Center / Downtown	Single-Family Residence, Event Space, & Social Services	C-2

## 1. Introduction

The Salvation Army is requesting to rezone property from the CP-2 (Planned General Commercial) District to the R-4 (Residential Medium-Density Multifamily) District with a preliminary site development plan for a future development. The subject 0.20-acre property is located northeast of Woodland Road and Santa Fe Street. The Salvation Army is pursuing this rezoning to expand their existing family lodge, which is classified as a homeless shelter, and this land use is not permitted in the CP-2 District, but allowed with special use approval in the R-4 District. A separate agenda item requesting special use approval (SU25-0002) is included in the agenda packet. Rezoning applications are reviewed by the Planning Commission for a public hearing and recommendation and are subject to City Council approval.

## 2. History

The subject property was originally platted as part of the *Cornwall & Barton's Addition to Olathe* in 1883 and residential buildings were constructed on the property around the 1950s. The property was zoned to the C-3 and R-5 Districts in 1970 (Ord. 346-C) and rezoned to the CP-2 District in 2010 (Ord. 10-20, RZ-09-012) for the Salvation Army Chapel Addition project. The existing homes were demolished around 2010 as part of the project for the chapel addition to the main Salvation Army building located east of the subject property. The property has remained undeveloped since that time.

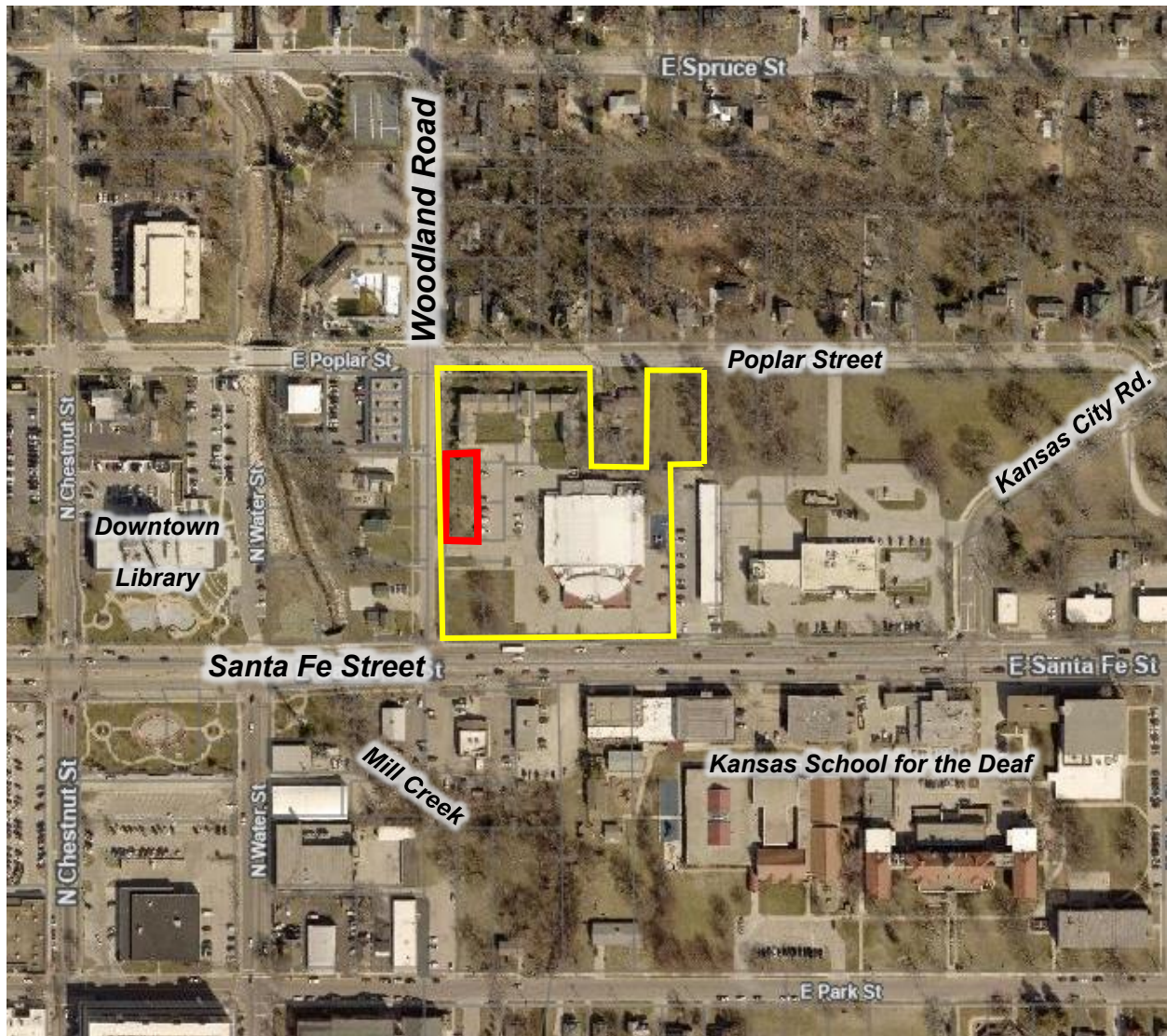
## 3. Existing Conditions

The subject 0.20-acre property is located generally north of Santa Fe Street between Woodland Road to the west and the Salvation Army parking lot to the east. The site is part of the overall Salvation Army property and takes access via the existing drives off Woodland Road and Santa Fe Street. Existing water and gas lines run along Woodland Road and sanitary sewer and overhead power lines run through the site from east to west. The site is undeveloped and relatively flat with a few trees and shrubs.



*View of subject property looking northeast from Woodland Road at the driveway entrance.*





*Subject property outlined in red and overall Salvation Army campus in yellow.*

#### **4. Zoning Standards**

The applicant's request to rezone this site to the R-4 District aligns with the property's designation as an Urban Center / Downtown on the PlanOlathe Future Land Use Map. The R-4 District generally allows for well-designed multifamily developments and for civic and institutional land uses as expected in the Urban Center / Downtown future land use category. The R-4 District is consistent with the existing RP-4 District to the north and compatible with the surrounding commercially zoned areas. Additionally, this request will achieve several policies of PlanOlathe, as further detailed in Section 8 of this report. The remainder of the Salvation Army development will retain the existing RP-4 and CP-2 zoning districts.

The request to rezone from the CP-2 District to the R-4 District changes the allowed land uses from commercial to residential uses and changes the dimensional standards to be more residential in nature, which requires more open space than commercial developments. Any development of this site must comply with the land use and dimensional standards of the

UDO. An summary of how the proposed development complies with the dimensional standards of the requested R-4 District is detailed in the staff report for SU25-0002.

## **5. Original Town Overlay**

The subject property is within the Original Town Overlay District, which is generally located between Harold Street and Dennis Street to the north and south and between Ridgeview Street and Parker Street to the east and west. The purpose of the Original Town Overlay District is to provide a measure of flexibility to promote development or redevelopment that is in conformity with existing conditions. Any future development must be consistent with the existing conditions and comply with the regulations of the Original Town Overlay District.

## **6. Development, Site and Building Design Standards**

Included with this request is a preliminary site development plan showing a potential building, driveway access, and parking areas. Any development of this site will be subject to all site design, access, parking and other development standards of the UDO. Additionally, future buildings will be subject to the building design standards.

## **7. Public Notification and Neighborhood Meeting**

The applicant sent the required public notification letters to surrounding properties within 200 feet by certified mail and posted signs on the subject property as required by UDO. Neighborhood notice was also sent to property owners within 500 feet of the property and a neighborhood meeting was held on July 7, 2025 with three (3) attendees. The applicant answered all questions about the general operations of the existing Salvation Army Family Lodge. Staff have not received any public correspondence regarding this application.

## **8. UDO Rezoning Criteria**

Rezoning applications are reviewed against the Golden Criteria listed in UDO Section 18.40.090.G to ensure compatibility with the surrounding area. This application was reviewed against this criteria and staff's findings are detailed below.

### ***A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The requested R-4 District generally aligns with the Future Land Use Map of the PlanOlathe Comprehensive Plan, which identifies the subject property as Urban Center / Downtown and also within the City Center District. The Urban Center / Downtown future land use category is envisioned as a primary business, government, and commercial hub for Olathe that is surrounded by the necessary households to make the Urban Center successful. The City Center District is a mixed-use urban area with civic, commercial, and residential uses and the R-4 District aligns with this designation as it allows residential and civic uses.

The R-4 District will help support the adjacent commercial areas by allowing additional residential development near the downtown commercial area, achieving the vision of the Urban Center / Downtown future land use category. Approval of this request will achieve numerous policies of PlanOlathe, including the following:

**LUCC-3.1: Encourage Housing Near Services.** Encourage higher density housing development near transit services and commercial centers to create activity areas that add to the community's quality of life.

**OT-1.2: Original Town Neighborhoods.** Encourage a balanced mix of complementary and support land uses in each Original Town neighborhood, with a

predominantly residential land use character. Support a mix of housing types for all income levels, family types, and age groups, with a variety of prices and rent levels.

**HN-4.1: Affordable Housing.** Pursue strategies to meet the community's affordable housing needs, including housing options within the financial means of service workers, new professionals, seniors, students, and low-income residents.

Additionally, the proposed R-4 District also achieves the goals of the Olathe 2040: Future Ready Strategic Plan. The R-4 District achieves the goal to provide *diverse housing opportunities* and will help achieve the vision that *Olathe is an inclusive community where everyone can live a productive life, where there are good jobs, attainable housing, quality amenities, access to quality education, child care, and health services.*

- B. ***The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

The existing Salvation Army Family Lodge and the residential homes to the north are generally one- and two-story residential buildings with sloped roof construction. To the west, there are residential homes of similar architecture that were converted to commercial uses. The main Salvation Army building and the commercial buildings to the west are larger in size with flat or low-sloped roofs that are more commercial in design and are surrounded by large paved areas.

- C. ***The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The R-4 District is in harmony with other residential zoning and uses to the north and east and will help support the surrounding commercial areas by allowing additional residential development that will increase the customer and employment base for nearby businesses.

- D. ***The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The subject 0.20-acre property is too small to be viable as a separate commercial property, but remains suitable as part of the overall Salvation Army property.

- E. ***The length of time the property has remained vacant as zoned.***

The subject property was rezoned to the CP-2 District in 2010 (Ord. 10-20) and the existing single-family homes were demolished for the Salvation Army Chapel Addition project. Since then, the subject property has been used as an open yard area for the Salvation Army.

- F. ***The extent to which approval of the application would detrimentally affect nearby properties.***

Staff has not received information indicating the proposed rezoning will detrimentally affect nearby properties. The proposed R-4 District will generally restrict development to residential uses that are less intense than the commercial uses allowed in the existing CP-2 District.

- G. ***The extent to which development under the proposed district would substantially harm the value of nearby properties.***

Staff has not received any information indicating that rezoning to the R-4 District will substantially harm the value of nearby properties. Additionally, a portion of the Salvation

Army property directly north of the subject 0.20-acre site was already zoned to the RP-4 District in 2012.

- H. ***The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

Development permitted in the R-4 District will not adversely affect the capacity or safety of the road network and any development of this site will provide adequate on-site parking as required by UDO.

- I. ***The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

Future development of this site will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment.

- J. ***The economic impact of the proposed use on the community.***

The R-4 District will allow residential development to occur on a small underutilized portion of land.

- K. ***The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

There is no gain to the public health, safety, or welfare if the application to rezone to the R-4 District were denied. If the application were denied, the property would be restricted to the commercial uses permitted in the CP-2 District and the Salvation Army's request to approve a special use for a homeless shelter (SU25-0002) would not be allowed.

## **10. Staff Recommendation**

- A. Staff recommends approval of RZ25-0006, Salvation Army Family Lodge Expansion, for the following reasons:
1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan
  2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering rezoning requests.
- B. Staff recommends approval of the rezoning request with no stipulations.