

## MINUTES

### Planning Commission Meeting: April 12, 2021

<p><b>Application:</b></p>	<p><b><u>RZ21-0007</u>:</b> Request approval for rezoning from C-2 (Community Center) District to D (Downtown Core) District and preliminary site development plan for Downtown Library on approximately 3.0598 acres; located at 250 E. Santa Fe.</p>
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**Emily Carillo, Senior Planner** presented RZ21-0007, a request for rezoning from C-2 (Community Center) District D (Downtown Core) District and a preliminary site development plan for the Olathe Downtown Library on approximately 3.05 acres, located at 250 E. Santa Fe between North Chestnut and North Water Street, adjacent to the existing Civic Center Park in Downtown Olathe. The City-owned site contains three existing residential structures, which are current vacant and will be removed prior to the project taking place. A portion of Water Street from Santa Fe to Poplar is being vacated with a corresponding final plat application to accommodate the proposed redevelopment project and the realignment of the Mill Creek Stream channel currently under way. The remaining two lots located on the northwestern portion of the block, which are not included with the application, are currently owned and operated by the Chestnut Fine Arts Center.

**Ms. Carillo** noted the subject property was rezoned to C-2 in June 1970 as part of the comprehensive zoning of the City. The rezoning proposed is compatible with the surrounding development. The proposed 46,000 square-foot structure will be located adjacent to the north Civic Center Park along Santa Fe with public entrances located on the north, south and eastern sides of the building. The site includes an upper parking lot to be accessed from North Chestnut Street, and a separate parking area will be located on the eastern lower portion of the subject property but will have access from Santa Fe and East Poplar. The proposed development meets parking expectations required for the proposed use. The landscape plan includes landscaping throughout the site.

**Ms. Carillo** stated the building will include two stories above grade and a lower walk-out terrace for the basement area at grade on the eastern portion of the property. An Iconic glass tower feature will anchor the building, intersecting at the middle and extending an additional two stories, totaling four stories. The building meets and exceeds design standards for Downtown, requiring a minimum of 80 percent Class 1 materials for all facades facing the street or public open spaces. These materials include a mix of brick

vener and architecture quality composite metal panels in tones of grey and charcoal with a lighter contrasting manufactured stone veneer at the base of the structure. A clear glass curtain wall is incorporated along the north, south and east facing facades at the ground floor and continues to the lower terrace level. The glass tower feature will include a curtain wall glazing system with a clear finish.

**Ms. Carillo** explained that proposed D District aligns with the PlanOlathe Future and Land use designation for urban center and is consistent with adjacent surrounding properties. The Library Office use request is compatible with the surrounding properties in Downtown. The proposed development complies with the polices and goals of the Comprehensive Plan by promoting infill and reinvestment and buildable areas, as well as by supporting efforts to improve and redevelop Downtown and the surrounding neighborhoods and encourages revitalization of Olathe.

**Ms. Carillo** stated the applicant held a neighborhood meeting on March 18, 2021, as required and six residents attended. The applicant nor the City has received any correspondence regarding the rezoning request.

The requested zoning meets the UDO requirements, aligns with the goals and vision of the Envision Olathe Downtown Plan and the Library Master Plan. Staff recommended approval of the rezoning to the D, Downtown Core District with no stipulations, and the preliminary site development plan with no stipulations. Approval of this application will continue it to the May 4, 2021, City Council meeting. A corresponding final plat application will be on the next Planning Commission agenda at the next meeting.

**Mr. Nelson** felt the project was a great compliment to Downtown Olathe's developing skyline and some good design features. He asked if many of the principles that have been researched by the City over the last ten years are being implemented inside as well in terms of what the library concept is today.

**Ms. Carillo** agreed and noted this project has posed as another 24th Century destination library that extends beyond the traditional library concept.

**Mr. Nelson** understood when this development concept first began, there was a large concern about parking, and he commended City staff on what they have done to compliment parking.

**Chair Vakas** understood the original discussion surrounded the fact the library would be a tenant in a privately owned building and serve as a public/private partnership. He asked if they had been moved beyond that and whether it would now be a City-owned building.

**Ms. Carillo** agreed and stated the application includes a City-owned and operated library space, and a new office component will be the new home to the Olathe Chamber of Commerce.

**Chair Vakas** asked about the height of the building.

**Ms. Carillo** stated the building will be a total of four stories. The main structure is two and-a-half stories including the basement, and the glass tower will total 4 stories..

**Chair Vakas** asked if any conversations took place with Chestnut Community Arts Center about incorporating them into the plan.

**Ms. Carillo** stated that component is not being considered with the proposed rezoning, and she is not aware of any such conversations. However, the Chestnut Community Arts Center is aware of the project and have been in communication with the City and the applicant throughout the entire process.

**Chair Vakas** confirmed the Chamber of Commerce would occupy some of the space and asked about the number of square feet available for private leasing.

**Mr. Berenbom** stated there would be no leasable space in the proposed building. The library and chamber of Commerce will occupy 100 percent of the rentable square footage.

**Chair Vakas** stated the first library they had, Indian Creek Library, was a good project and is a great facility that is much more than a traditional book library. He also wanted the new Downtown library to be all that it can be. He asked if a tentative date was set for groundbreaking.

**Mr. Berenbom** stated their hope is have groundbreaking by this summer.

**Chair Vakas** entertained a motion to close the public hearing.

A motion was made by **Commissioner Breen** to close the public hearing.

**Commissioner Corcoran** seconded the motion, which carried by a roll-call vote of 7 to 0.

**Chair Vakas** entertained a motion to approve RZ21-0007.

### **MOTION**

A motion was made by **Commissioner Nelson** to approve RZ21-0007, subject to the proposed stipulations, and seconded by **Commissioner Essex**, which carried by a roll-call vote of 7 to 0 with the following stipulations:

A. Staff recommends approval of RZ21-0007 for the following reasons:

- (1) The proposed development complies with the policies and goals of the Comprehensive Plan for Land Use & Community Character (LUCC) and Original Town (OT).

(2) The requested rezoning to D-Downtown Core District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

(3) The proposed development as stipulated meets site and building design standards for the D-Downtown Core District (UDO 18.20.210).

(4) The proposed development aligns with the overall vision and recommendations of the Envision Olathe Downtown Plan for redevelopment opportunities within downtown.

B. Staff recommends approval of RZ21-0007 as presented with no stipulations.

C. Staff recommends approval of the associated preliminary site development plan for the Olathe Downtown Library as presented with no stipulations.