



MINUTES – Opening Remarks

Planning Commission Meeting: October 27, 2025

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

Recited Pledge of Allegiance.

Chair Janner 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 two items.

Chair Janner announced that City staff had requested to pull Item B [PR25-0017] for additional information.

With no other discussion requested, Chair Janner entertained a motion on the remaining consent agenda, Item A [MN25-1013].

A motion to approve MN25-1013, Planning Commission meeting minutes of October 13, 2025, was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed 9 to 0.



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Application:	<u>PR25-0017:</u> Request for approval of a preliminary site development plan for Hale Black Bob Office on approximately 0.97 acres, located southeast of S. Black Bob Road and W. 117th Street.
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Chair Janner announced that City staff requested PR25-0017 be pulled from the consent agenda for additional information.

Andrea Morgan, Planner II presented PR25-0017, the request for approval of a preliminary site development plan for a State Farm office building on the southeast corner of 117th Street and Black Bob Road. Ms. Morgan stated the applicant originally requested a setback waiver for 15 feet. However, after receiving feedback from the neighbor to the east, the applicant has updated their request for a 25 feet setback which will shift the building south 10 feet. Ms. Morgan noted the proposed 25-foot setback meets all UDO requirements.

Chair Janner opened the floor for any questions from the Commission, but there were none.

With no further discussion needed, Chair Janner called for a motion on PR25-0017.

A motion to approve PR25-0017 with the amended stipulation of the setback from 15 feet to 25 feet was made by **Commissioner Corcoran** and seconded by **Commissioner Creighton**. The motion passed with a vote of 9 to 0 with the following stipulations:

1. A modification is granted to reduce the building setback from street right-of-way from 30 feet to **25 feet**, as shown on the preliminary site development plans dated September 29th, 2025.
2. A modification is granted to reduce the parking/paving setback from 20 feet to 15 feet, as shown on the preliminary site development plans dated September 29th, 2025.
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>FP25-0030:</u> Request for approval of a final plat and a vacation of a platted build line for Hale Black Bob Office, containing one (1) lot on approximately 0.97 acres, located southeast of S. Black Bob Road and W. 117th Street.
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Andrea Morgan, Planner II, presented FP25-0030, a request for approval of a final plat with vacation of the platted setback line for Hale Black Bob Office. Ms. Morgan noted that the vacation required a public hearing. Ms. Morgan demonstrated the subject property of approximately 0.97 acres was located southeast of Black Bob Road and 117th Street. She explained the plat would establish lot lines, dedicate public easements, and vacate the platted build line to accommodate an 8,000-square-foot multi-tenant office building for State Farm. Ms. Morgan noted the final plat was consistent with the preliminary site development plan which was approved earlier in the evening [PR25-0017]. Ms. Morgan reminded the Commission that the applicant updated a waiver request to reduce the front setback (along 117th Street) from 30 feet to 25 feet, to shift the planned building 10 feet south.

Ms. Morgan stated staff corresponded with the neighbor to the east, who expressed concerns about the building placement. The applicant had updated their waiver request for PR25-0017 [allowing the building setback from street right-of-way to be 25 feet] based on that neighbor's concerns. Ms. Morgan concluded, saying staff recommended approval with no stipulations.

Chair Janner opened the public hearing, but no one was signed up to speak.

With no further comments, Chair Janner entertained a motion to close the public hearing.

A motion was made by **Commissioner Breen** to close the public hearing, seconded by **Commissioner Brown**. The motion passed by a vote of 9 to 0.

With no further discussion, **Chair Janner** entertained a motion on the item

Commissioner Chapman moved to approve FP25-0030, and **Commissioner Creighton** seconded. The motion passed with a vote of 9 to 0 with no stipulations.



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Application:	<u>RZ25-0012:</u> Request for approval of a rezoning from CTY RUR (County Rural) District to R-1 (Residential Single Family) District with a preliminary plat, and approval of a Final Plat (FP25-0031) for Lakeview Ridge, Third Plat, located northwest of W. 143rd Street and S. Lakeshore Drive.
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Emily Carrillo, Senior Planner, presented RZ25-0012, a request for approval of a rezoning, preliminary plat, and final plat (FP25-0031) for Lakeview Ridge, Third Plat. Ms. Carrillo presented the site, located northwest of 143rd Street and Lakeshore Drive, which will be the third phase of the Lakeview Ridge residential single-family development.

Ms. Carrillo explained the property was annexed in March 2025, and the applicant was required to rezone from its current County zoning to City zoning prior to any development. She presented the proposed R-1 District directly aligned with the PlanOlathe Future Land Use Map, which designated the site as Conventional Neighborhood. Ms. Carrillo noted the proposed rezoning met policy elements of the PlanOlathe Comprehensive Plan, including Consistency with the Plan, and ensuring Residential Zoning Standards. Regarding the plat request, Ms. Carrillo continued that the associated final plat would establish lot lines and dedicate public easements for fifteen (15) residential lots as well as four (4) tracts designated for amenities, stormwater management, tree preservation, and open space. She added that traffic access to the site would be provided from W. 143rd Street via the existing Red Bird Street connection. Right-of-way dedication was included with this application for the extension of Red Bird Street and for W. 140th Terrace, which would facilitate future roadway connectivity to the west. Ms. Carrillo presented the landscaping and tree preservation plan, both of which met City standards.

Ms. Carrillo said the applicant met all public notice requirements. She expounded that a neighborhood meeting was held with approximately seven residents in attendance, with questions regarding the timing of construction, maintenance of existing infrastructure, and anticipated amenities. Neither staff nor the applicant received any additional correspondence regarding these applications.

Ms. Carrillo concluded the application met the Golden Criteria for considering rezonings as outlined in the staff report. As such, staff recommended approval of the rezoning (RZ25-0012) with no stipulations. Staff also recommended approval of the final plat (FP25-0031) with no stipulations.

Chair Janner opened the floor for questions.

Commissioner Creighton noted he had no issue with the rezoning, but he referenced neighbor comments regarding deterioration of the existing roadway at Red Bird. He asked whether that information had been forwarded to the appropriate department to be addressed.

Ms. Carrillo confirmed the information had been forwarded to the City's Traffic Engineering staff, who confirmed the condition of the pavement. During construction, the condition of the roadway would be documented. This site is on the radar for Street Preservation project team to complete improvements in the future.

With no further questions, **Chair Janner** opened the public hearing. No one was signed up to speak, so Chair Janner called for a motion to close the public hearing. **Commissioner Bergida** moved to close the public hearing, and **Commissioner Breen** seconded. The motion passed with a vote of 9 to 0.

Chair Janner opened the floor for any final discussion among the Commissioners, but there was none. Chair Janner called for a motion.

A motion to approve RZ25-0012 with all stipulations and recommendations as presented by staff was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed with a vote of 9 to 0 as follows:

- A. Staff recommends approval of RZ25-0012, Lakeview Ridge 3rd Plat, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the R-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the R-1 District and the preliminary plat with no stipulations.

Chair Janner called for a separate motion on FP25-0031.

A motion to approve FP25-0031 as recommended by staff was made by **Commissioner Creighton** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 9 to 0 with no stipulations.



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Chair Janner thanked staff for their presentations.

There were no announcements.

Meeting adjourned.