



MINUTES

Planning Commission Meeting: February 26, 2024

Application:	<u>RZ24-0001:</u> Request for approval of a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan for Midland Care Connection, Inc. on approximately 3.89 acres; located southeast of College Boulevard and S. Ambassador Street.
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Ms. Emily Carrillo, Senior Planner, presented RZ24-0001, a request to approve a rezoning at the southeast corner of College and Ambassador Street the Business Park District to the C-3 District with a preliminary site development plan for Midland Care Connections, Inc. including the Program of All-Inclusive Care for the Elderly (known as PACE). The applicant has proposed a 25,757-square-foot medical office and clinic, with nonresidential elderly services. This area remains undeveloped except for the Canterbury Daycare Center. The site is also located near the Evergreen Senior Living site which is also on tonight's agenda for consideration [see RZ24-0002]. Midland Care and Evergreen projects will collaborate to provide a full spectrum of senior services for Olathe and the broader Johnson County area.

The site is located in the North Ridgeview Road Corridor Overlay District between K10 to 119th Street and is subject to UDO 18.20.260, including additional Design Guidelines. The overlay encourages a cohesive high-quality design, and decorative features throughout the corridor in addition to standard UDO and zoning requirements.

The property was zoned to the BP (Business Park) District in 1996 but has remained undeveloped. The proposed uses are not permitted by right within the BP (Business Park) District. However, the existing zoning ordinance permits the requested uses. As such, the applicant has requested to rezoning to the C-3 District to align with current zoning district standards and to remove the zoning stipulations related to the BP uses. The C-3 district reduces the intensity of land uses and provides more variety of neighborhood-focused commercial uses and services.

PlanOlathe identifies commercial nodes at major intersections that support neighborhoods; one smaller node is anticipated at this College and Ridgeview intersection with office and light industrial uses established to the north. While the future land use map of the Comprehensive Plan (PlanOlathe) designates this area as an Employment Area, the C-3 District is less intense than the existing BP District and more compatible with the surrounding residential neighborhoods. Zoning to the C-3 District

would allow for lower-intensity uses in proximity to neighborhoods, while still providing employment opportunities. The C-3 District closely aligns with the BP district. To ensure compatibility and in addition to the list of restricted uses within the North Ridgeview Overlay, staff is recommending four (4) additional uses be restricted. The proposal aligns with PlanOlathe policies for integration with adopted plans, high-quality design and reinvestment to create greater vitality.

Ms. Carrillo presented the preliminary site plan, which includes a single-story medical office and clinic with open spaces and pedestrian connections. Approximately 105 parking stalls are being provided, including 8 ADA stalls. Access to the site is provided from two entrances off Ambassador. Stormwater detention is required and being provided off-site, at 112th Street and Ridgeview Road associated with the Evergreen development.

The applicant will preserve over 82% of the existing trees on site, including along the eastern property line. A continuous 10-ft nonresidential buffer with required plantings is provided along College Boulevard. Landscaping will be provided as required in the UDO and by the North Ridgeview Road Corridor Overlay.

The proposed building is subject to the Office Building design standards and will be primarily finished with brick, stone veneer, genuine stucco, and glass with metal roof trim and cement fiber siding accents. The building meets all building material and articulation requirements, with the exception of clear glass on the south facing façade (12.2%). The applicant has agreed to provide the 15% with final site development plan, reflected in stipulations recommended by staff. Overall, the development meets or exceeds all UDO and corridor design guideline requirements for architecture, articulation, and building material requirements on all facades.

The applicant has requested a waiver from UDO 18.20.260 parking/paving requirements within the North Ridgeview Corridor guidelines from 30 feet to 18 feet for parking/paving along the west property line to accommodate the size of the building. A reduced setback would also allow additional needed ADA parking for the particular use while still preserving the existing tree line. The applicant also requested a waiver to Site Design requirements for parking areas not to exceed 125% (64 spaces) of the minimum off-street parking requirement of the UDO. The applicant is requesting additional parking (105 spaces, with 8 ADA spaces) to align with their other facilities in the region and to avoid large areas of surface parking. As proposed, parking is divided appropriately by landscaping and topography. Staff is supportive of the waiver request as further detailed in the staff report and packet.

Ms. Carrillo stated all public notice requirements have been met, and a neighborhood meeting was held. Questions pertaining to lighting, traffic, grading, and general construction which were all addressed by the applicant. Neither staff nor the applicant have received additional correspondence regarding this project.

This application complies with the criteria for rezoning. As such, staff recommends approval of the rezoning with the stipulation regarding the land uses. Staff also recommends approval of the preliminary site development plan with stipulations. The developer is agreeable to staff's recommendation and stipulations.

Commissioner Creighton asked in consideration of the tree preservation and setbacks on the east side, what the minimum distance is from the proposed structure and the nearest residence to the east. **Ms. Carrillo** stated the buffer is 40 feet to the property line, and the structure is an additional approximate 30 feet beyond that property line, so the total distance is approximately 70 feet.

Commissioner Bergida stated he understands these facilities have a higher number of EMS calls. He indicated the closest fire station seems to be Lenexa's Station #4. Commissioner Bergida asked if Olathe's nearest fire station is #2.

Chet Belcher, Chief Community Development Officer stated the nearest fire station is #6, which is approximately 3.5 miles away off College Boulevard and the nearest EMS service is about three-quarters of a mile down Ridgeview Road.

Commissioner Bergida asked to confirm that Station #6 is closer than Station #2 off Renner and 119th, which **Mr. Belcher** confirmed.

Commissioner Bergida asked what the typical response time is, stating that he wanted to make sure conversations with the police chief have occurred to verify Fire/EMS staff can handle increased demand. **Mr. Belcher** answered that he would have to verify response times with the police chief, but prior presentations to Council have provided an average response time of less than five minutes.

Commissioner Bergida also asked about additional traffic demands with additional elderly drivers and a new apartment complex down the road. Mr. Belcher stated according to the traffic memo, it was recommended that every connected road be full build-out arterial road with turn lanes. Mr. Belcher noted this type of use generates primarily off-peak hour traffic, with 10-15 additional cars per peak hour projected.

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

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

A motion was made by **Commissioner Brown** to close the public hearing, seconded by **Commissioner Creighton**. The motion passed by a vote of 6 to 0.

Commissioner Bergida asked to confirm that approximately 115 units are associated with this use. **Ms. Carrillo** answered no, there are no residential units with this application. The associated application for Evergreen [RZ24-0002] has residential units.

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

Commissioner Corcoran moved to approve RZ24-0001 as stipulated by staff, and **Commissioner Terrones** seconded.

The motion passed with a vote of 6 to 0 as follows:

- A. Staff recommends approval of RZ24-0001, Midland Care Connection, Inc., with the following stipulations:
 1. The following uses are prohibited:
 - a. Uses identified as prohibited for commercial districts in UDO Section 18.20.260.B of the North Ridgeview Road Corridor Overlay District are prohibited in this C-3 District.
 - b. Convenience Store (includes fuel sales)
 - c. Gas Station
 - d. Recycling Centers
 - e. Parking Lots, Surface, as Principal Use
- B. Staff recommends approval of the preliminary site development plan with the following stipulations:
 1. A waiver is granted from UDO 18.20.260.C, the North Ridgeview Road Overlay District, to reduce parking and paving requirements and allow for additional parking above the maximum requirement as shown on the preliminary site development plan dated February 19, 2024.
 2. The building elevations must be revised to meet minimum glass material percentages for secondary facades with submittal of the final site development plan.
 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.
 4. All new on-site wiring and cables must be placed underground.