



STAFF REPORT

Planning Commission Meeting: October 14, 2024

Application:	<u>PLN24-0003</u>: Approval of Planning Commission Resolution 24-0003 finding that the proposed Olathe Gateway TIF project plan is in conformance with the Comprehensive Plan
Location:	Located in the vicinity of 119 th Street and Renner Boulevard
Owner:	CF Olathe North LLC
Applicant:	Lorretto Commercial Development, LLC
Staff Contact:	Ron Shaver, City Attorney; Nathan Jurey, Senior Planner

Site Area: 63± acres **Proposed Uses:** Commercial

Existing Zoning: M-1 (Light Industrial) **Plat:** Unplatted
PD (Planned District)

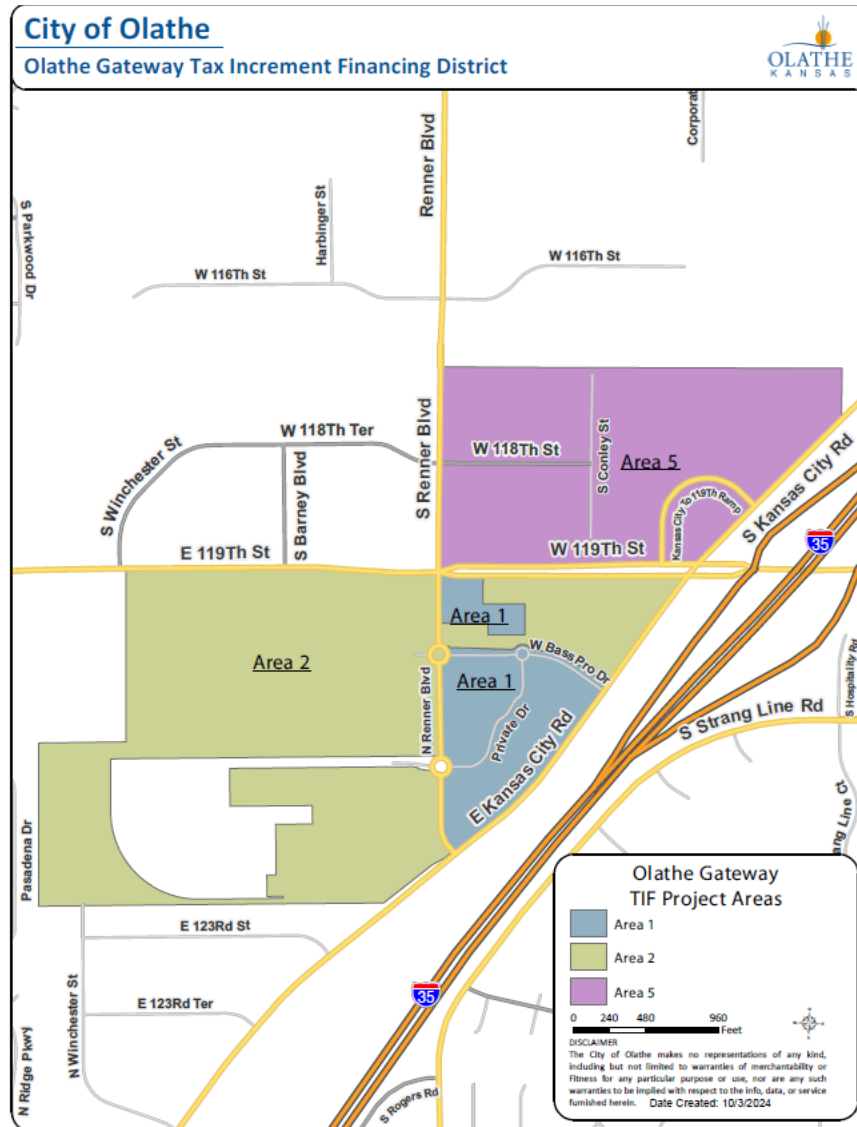
1. Introduction

The applicant has submitted a project plan to the City pursuant to a request for Tax Increment Financing (“TIF”) related to a proposed development of the area in the vicinity of 119th Street and Renner Boulevard. The Kansas Tax Increment Financing Act, K.S.A. 12-1779 (“Act”), requires the Planning Commission to make a finding that the proposed development project plan is consistent with the intent of the City’s Comprehensive Plan.

Once the Planning Commission finds that the project plan is consistent with the Comprehensive Plan, the next step would be for the City Council to hold a public hearing for consideration of the TIF project plan.

2. TIF Redevelopment District Creation and Project Description

The City originally created a redevelopment district for this area under the Act (“Redevelopment District”) in 2003, and later expanded the Redevelopment District in 2007 and 2022. The Redevelopment District includes approximately 219± acres. On the following page is a map showing Project Area 2, and the proposed development is located within Project Area 2 on approximately 63± acres generally located south of 119th Street, west of Renner Boulevard. All construction for the proposed development would occur solely within Project Area 2. If there are any development plans submitted for the other project areas, those would follow the normal development review process including any required Planning Commission review.



The first phase of the project plan located on Project Area 2 consists of a commercial development with a multi-sport arena, an ultra-accessible amusement park, approximately 120,000 square feet of retail space, and a hotel. A copy of the project plan and resolution is included in the Planning Commission packet.

The project will contain two marquee attractions. The first is a multi-sport arena with a capacity to seat approximately 5,000 attendees. The arena is currently contemplated as a home to one or more amateur, minor league or semi-professional sports teams, and will also feature amenities necessary for year-round events. The project's second marquee attraction is an amusement park modeled after Morgan's Wonderland in San Antonio, the world's first ultra-accessible amusement park designed to accommodate those with special needs. Phase 1 of the project also includes approximately 120,000 square feet of retail space which will include restaurants. Finally, phase 1 includes a 150-room hotel. The developer is prepared to move forward with the project as soon as all governmental approvals are completed.

3. Existing Conditions

Phase 1 of the Project would be built in Project Area 2 within the Redevelopment District, which is currently undeveloped land.

4. Zoning

The current zoning for Project Area 2 in the Redevelopment District is M-1 (Light Industrial) and PD (Planned District). The development will require approval of a zoning amendment to the existing PD District and revised preliminary site development plan.

5. Comprehensive Plan Analysis

The *PlanOlathe Comprehensive Plan* identifies the subject property and all surrounding adjacent properties as “**Gateway District**”. According to *PlanOlathe*, Districts are intended to be intense areas, each with their own special character. The Gateway District provides the main entry experience into Olathe from Kansas City. This district is a critical component in the overall image of Olathe, and development in this area should protect and enhance the image of the community and create an inviting environment to welcome travelers and visitors. The area is expected to eventually serve as a major transit node for the community. High quality retail, services, offices and housing are the focus of this District.

The subject property is suited for a variety of commercial uses, entertainment, offices, and related business uses to serve the needs of the community and the larger region.

The proposed uses within the Olathe Gateway TIF project plan are consistent with the Comprehensive Plan because this development meets several goals of the Comprehensive Plan:

Land Use & Community Character Principle LUCC-5: *Develop commercial centers of an appropriate size and scale, and within the right locations, to ensure economic sustainability and shape community form.*

This proposed project includes a destination amusement park attraction that would be unique in the region as well as an arena for multiple sports and other year-round events such as concerts and conventions. The project location near I-35 makes it easily accessible to visitors.

Land Use & Community Character Principle LUCC-6: *Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.*

The project site is undeveloped, making this a good site for infill development in an area with good existing public infrastructure.

Economic Sustainability Principle ES-1: *Utilize Olathe’s strengths, including a highly educated population, affordability, recreation opportunities, business and family-friendly environment, and other quality of life amenities as a tool to attract quality jobs and position Olathe as a regional economic leader.*

The proposed project would increase Olathe's recreational and entertainment options for the community and region and would stimulate local economic growth.

Parks, Trails, & Recreation Principle PTR-1: *Provide and maintain a diverse, high-quality, safe and affordable system of parks, trails and recreational facilities that provides for all ages and abilities.*

The proposed project would add recreational facilities, particularly for youth sports.

Community Services & Facilities Principle CF-1: *In order to protect and use past investments in capital improvements, new development and redevelopment will be located in areas where adequate public services and facilities presently exist or are planned to be provided.*

The project site would develop an infill site which already has adequate utilities, streets, and other public infrastructure and services.

6. Staff Recommendation

Staff recommends that the Planning Commission adopt Resolution 24-0003 finding that the proposed project plan for the Olathe Gateway TIF Redevelopment Project is consistent with the intent of the Comprehensive Plan.