



STAFF REPORT

Planning Commission Meeting: **October 14, 2024**

Application:	<u>PLN24-0004</u>: Approval of Planning Commission Resolution 24-0004 finding that the proposed Indian Creek Crossings TIF project plan is in conformance with the Comprehensive Plan
Location:	Northeast of W. Santa Fe Street and N. Mur-Len Road
Owner/Applicant:	Rosebud Partners, LLC
Staff Contact:	Ron Shaver, City Attorney Nathan Jurey, Senior Planner

Site Area: 13.78 ± acres

Proposed Use: Commercial

Existing Zoning: CP-2 (Planned General Business) & C-2 (Community Center) Districts

Plat: Mur-Len Commercial Park, Second Plat

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 Santa Fe Street and Mur-Len Road. 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

On September 17, 2024, the City adopted Ordinance No. 24-36 creating a redevelopment district for this area under the Act (“Redevelopment District”). The Redevelopment District consists of approximately 13.78 acres and one redevelopment project area (“Project Area”).

MAP OF THE REDEVELOPMENT DISTRICT AND PROJECT AREA



The TIF project plan proposes renovation, reconstruction, and construction of approximately 115,000 square feet of retail and commercial facilities, as well as related public infrastructure and related site improvements. The development includes a new-to-market sports/entertainment facility, a national all-inclusive physical fitness facility, a regional hardware store, and a regional convenience store.

3. Existing Conditions

The Project Area includes an existing shopping center that has experienced high vacancy rates since several larger tenants exited the center.

4. Zoning

The current zoning for the Project Area in the Redevelopment District is C-2 and CP-2.

5. Comprehensive Plan Analysis

The *Comprehensive Plan* identifies the subject property and all surrounding adjacent properties along East Santa Fe Street as the Commercial Corridor. According to *PlanOlathe*, the Commercial Corridor is a high-traffic, high-visibility area that serves as a major artery for the community and will accommodate a full range of commercial uses.

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

The proposed uses within the Indian Creek Crossings TIF project plan are consistent with the Comprehensive Plan because this development would meet 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 renovation and construction of retail uses that are appropriate in type and scale for this location at the intersection of two major arterials. The development will revitalize a major retail shopping center.

Land Use & Community Character Principle LUCC-7: *Encourage design standards that successfully enhance quality of life in a manner that is economically viable and sustainable for the City and the private sector.*

The renovation of this retail center will include high-quality design materials to improve the character of this important commercial center and the surrounding area.

Economic Sustainability Principle ES-3: *Strengthen and revitalize existing commercial centers.*

The proposed project directly revitalizes an aging and mostly vacant commercial center.

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 redevelop 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 24-0004 finding that the proposed project plan for the Indian Creek Crossings TIF Redevelopment Project is consistent with the intent of the Comprehensive Plan.