



MINUTES

Planning Commission Meeting: May 13, 2024

Application:	<u>RZ24-0009:</u> Request for approval of a rezoning from the R-1 (Single-Family) and the CP-3 (Planned Community/Corridor Business) Districts to the C-1 (Neighborhood Center) District and a preliminary site development plan for Olathe Family Dental on approximately 0.74 acres; located at 355 S. Parker Street.
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Ms. Andrea Fair, Planner II, presented RZ24-0009, a request to rezone approximately 0.74 acres, located at 355 S. Parker Street, to the C-1 (Neighborhood Center) District with an associated preliminary site development plan for Olathe Family Dental. Ms. Fair stated Olathe Family Dental is currently located at 450 S. Parker, and the applicant is proposing to relocate to the subject property at 355 S. Parker Street, west of Parker Street and north of Elm Street.

Ms. Fair presented the site, which is currently developed with an almost 4,000 square foot car wash and currently zoned R-1 (Single-Family Residential) and CP-3 (Community/Corridor Business). Ms. Fair continued, stating the applicant requests to rezone to the C-1 (Neighborhood Center) District, which provides for a greater variety of neighborhood focused commercial uses and services. The Future Land Use Map of PlanOlathe identifies the subject property as a Neighborhood Commercial Center. These centers are distributed throughout Olathe neighborhoods to provide local access to convenience good and services, reduce the need for lengthy drives, and promote walkability.

Ms. Fair continued, stating the proposed C-1 District directly aligns with the future land use designation and supports several policies of the Comprehensive Plan. She noted the C-1 District permits over 70 land uses that provide the convenient goods and services called for by PlanOlathe. She stated this rezoning is compatible with the adjacent commercial districts already found along the Parker Corridor. However, some use restrictions are recommended to maintain compatibility with the nearby residences, alignment with the Neighborhood Center designation, and provide consistently with the form and character of the existing neighborhood.

Ms. Fair presented the preliminary site development plan to make an adaptive reuse of the existing building with various site improvements. One such improvement is to reduce the existing impervious surface by adding landscape islands along the south property line

and internally on the south side of the building. Additional landscaping is proposed along the north, south and east property lines to meet UDO requirements. Specifically, along the east property line the applicant is removing the vacuums and canopy structure to allow for more plantings and provide additional buffering along Parker Street. There is an existing fence and landscaping along the west property line that will remain. The applicant will utilize the existing paved area to add 25 parking spaces.

Ms. Fair presented the building elevations. She noted the existing building will be updated to both reuse some existing building materials and also modernize each façade using stone veneer, infilling the existing bays with storefront glass, and patching and painting existing EIFS. A main recessed entry way will be provided at the southeast corner of the building. Ms. Fair summarized these improvements increase Class 1 materials to more closely align with current UDO requirements.

Ms. Fair noted the applicant met all public notice requirements and held a neighborhood meeting on April 22, 2024 with no attendees. Staff has not received any correspondence about the project.

Ms. Fair concluded staff recommends approval of RZ24-0009 with stipulations and recommends the preliminary plan with stipulations. The applicant has agreed to all stipulations.

Chair Breen asked if the commissioners had any questions.

With no further questions, **Chair Breen** opened the public hearing, but no one was signed up to speak. With no further comments, he entertained a motion to close the public hearing. A motion was made by **Commissioner Bergida** to close the public hearing, seconded by **Commissioner Chapman**. The motion passed by a vote of 8 to 0.

Chair Breen opened the floor for discussion among the commissioners.

Commissioner Creighton asked the applicant to come to the podium for questions.

Judd Claussen, Phelp Engineering, 1270 N Winchester, Olathe, Kansas introduced himself and noted Guy Gronberg, Guy Gronberg Architects, was also present at the meeting.

Commissioner Creighton stated he has personally been a patient of Olathe Family Dentistry for many years. He noted a change in ownership approximately two years ago after which the business has grown considerably. Commissioner Creighton stated that last week, it was difficult to find parking at the current location. He asked how much additional parking will be at the new site compared to the old site.

Mr. Claussen noted he does not have exact numbers. He continued stating they are using the existing pavement field and adding islands. They are trying to max out the parking while staying within the City's code.

Commissioner Creighton asked whether Mr. Claussen can confirm the parking is greater than the existing parking, which **Mr. Claussen** confirmed.

With no further comments or discussion. **Chair Breen** entertained a motion on RZ24-0009.

A motion to approve RZ24-0009 as stipulated by staff was made by **Commissioner Terrones** and seconded by **Commissioner Creighton**. The motion passed with a vote of 8 to 0 with the following stipulations:

- A. Staff recommends approval of RZ24-0009 for the following reasons:
 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 2. The requested rezoning to the C-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the C-1 District with the following stipulations:
 1. The following uses are prohibited:
 - a. Fast-Food or Carryout Restaurants
 - b. Animal Care Facilities with Outdoor Kennels
 - c. Any Distance Restricted Businesses as listed in Olathe Municipal Code Chapter 5.43.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 1. 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.