



MINUTES

Planning Commission Meeting: April 14, 2025

Application:	<u>RZ25-0002:</u> Request for approval of a rezoning from the CTY AG (County Agricultural) District to the AG (Agricultural) District and a preliminary site development plan for the Olathe Range on approximately 95.6 acres, located northwest of W. 167 th Street and Interstate 35.
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Mr. Nathan Jurey, Senior Planner, presented the proposal to rezone a 96-acre property from County AG (County Agricultural) to City AG (Agricultural), and to approve a preliminary development plan for the public safety training facility, Olathe Range Project. The land, now owned by the City and annexed in 2023, is heavily wooded and includes Cedar Creek, with surrounding quarries and agricultural land.

Mr. Jurey explained the uses allowed in the AG zoning are compatible with surrounding land uses. He stated the land is designated as an Employment Area and Primary and Secondary Greenways by the City's Comprehensive Plan. He continued the development will preserve natural features, including preserving 98% of woodland and all stream corridors, except for a small access crossing. The project will meet Comprehensive Plan Policies LUCC-6.3 and CF-3.1.

Mr. Jurey summarized the development plans, which would be developed in three phases with Phases 2 and 3 to be reviewed with subsequent applications:

Phase 1: Two training buildings and a 50-lane outdoor shooting range

Phase 2: 21,000 sq ft expansion of training facilities

Phase 3: Emergency vehicle driver training course in the northeast section

Mr. Jurey stated the noise study conducted by a third-party firm found the range would comply with city noise ordinances. Existing ambient noise on site was measured at 66 decibels, and the range noise was expected to be quieter (55–65 dB) at the property lines. Mr. Jurey outlined the proposed noise mitigation measures, including a 30-foot berm, walls, and sound-absorbing materials, tree preservation, and added landscaping.

He added that public notice requirements were met, a neighborhood meeting was held in March. Five residents attended and posed questions about general operations, traffic and stormwater, which were answered. Staff corresponded with two landowners, both of

which had general operation questions but were supportive of rezoning to the City's Agricultural District.

Mr. Jurey concluded the rezoning request met the Golden Criteria for zoning approval.

Staff recommended approval of both the rezoning and development plan, with only one stipulation requiring County Airport approval due to its proximity to New Century Airport.

Commissioner Brown asked where the range noise data came from, and **Mr. Jurey** explained it came from modeling software used by Avant Acoustics.

Commissioner Brown also asked why the range noise wasn't additive to ambient noise.

Mr. Jurey clarified that the decibel readings from two sounds do not simply add together. The louder sound is the perceived one and the softer sound is less noticeable and gave an example.

Commissioner Creighton asked whether the noise levels were measured from the property line or nearest residence, and what that distance was.

Mr. Jurey displayed the mapped noise data and explained the noise was modeled at the property line, and the nearest residence was about 1,200 feet away (a quarter mile) from where the guns would be fired.

Commissioner Chapman asked about the hours of operation and whether there were any plans for outdoor lighting.

Mr. Jurey deferred to the Police Chief for operating hours and clarified that no large-scale lighting was currently planned for the range.

Chief Mike Butaud, Olathe Police, responded that the range would generally operate Monday–Friday, 8 a.m. to 5 p.m., with rare use outside those hours. He emphasized the goal of being good neighbors and mentioned that this site was chosen after eliminating a other less suitable sites that were closer to neighborhoods. He continued that, although there is no perfect place to put a range in Johnson County, they found no better location than this site, which has a rock quarry and railroad to the northwest and the interstate to the south. Chief Butaud continued that the Kansas Highway Patrol (KHP) already had a small range adjacent to the site, but explained that the new facility was necessary due to limited capacity and scheduling issues at existing ranges.

Commissioner Creighton asked whether the Range would be for exclusive use of the Police Department and asked about ability of the City to ensure hours of operation.

Chief Butaud answered that the FBI would partner with the City on the project. Though firing practice may at times be needed outside normal hours, they would let others know.

Commissioner Creighton asked what type of firearms would be used at the Range.

Chief Butaud answered, though not definitive, that most firearms used would be handguns and suppressed rifles, with little use of high-caliber or other devices.

Commissioner Bergida asked why the KHP range couldn't be shared.

Chief Butaud explained the KHP was insufficient, and that most Kansas City metro agencies already competed for limited range time. He said the Olathe PD and the FBI needed dedicated access for training and certification.

Chair Janner asked Mr. Jurey about flooding concerns.

Mr. Jurey replied that there are floodplain areas on site, but the project is outside of it.

Chair Janner then opened the public hearing, but no members of the public had signed up to speak.

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

With no further discussion needed, **Chair Janner** called for a motion on the item.

Commissioner Breen made a motion to approve the rezoning and preliminary site development plan (RZ25-0002), subject to all staff stipulations. **Commissioner Chapman** seconded the motion to approve the item. The motion passed with a vote of 9 to 0 as follows:

- A. Staff recommended approval of RZ25-0002, Olathe Range, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Plan Olathe Comprehensive Plan.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. The rezoning request passed with no stipulations.
- C. The preliminary site development plan request passed with the following stipulation:
 - 1. The Johnson County Airport Commission and Board of County Commissioners must approve the development prior to issuance of a building permit.