



STAFF REPORT

Planning Commission Meeting: February 23, 2026

Application:	RZ25-0008: Rezoning from C-3 (Regional Center) and MP-2 (Planned General Industrial) to C-3 (Regional Center) District and a Preliminary Site Development Plan for the Olathe Animal Care Campus
Location:	Northwest of E. Santa Fe Street and N. Ridgeview Road
Owner/Applicant:	City of Olathe
Architect:	Allison Vandever, SFS Architecture
Engineer:	Tim Burfeind, SK Design Group Inc.
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>7.44 acres</u>	Proposed Use:	<u>Animal Care Facility</u>
Building Area:	<u>30,700 sq. ft.</u>	Existing Zoning:	<u>C-3 & MP-2 Districts</u>
Lots:	<u>3</u>	Proposed Zoning:	<u>C-3 District</u>
Tracts:	<u>0</u>	Plat:	<u>Olathe Animal Care Campus (FP25-0024 Pending Recording)</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Commercial Corridor	Vacant	C-3 & MP-2
North	Urban Center/Downtown	Multifamily	R-3
South	Commercial Corridor	Commercial Uses	CP-2
East	Commercial Corridor	Commercial Uses	C-3 & C-2
West	Commercial Corridor	Commercial Uses	CP-3 & C-2

1. Introduction

The City of Olathe has initiated a rezoning from the C-3 (Regional Center) and MP-2 (Planned General Industrial) District to the C-3 (Regional Center) District with a preliminary site development plan for the Olathe Animal Care Campus development. This item was continued from the August 25, 2025 Planning Commission meeting.

The subject 7.44-acre property is located northwest of Ridgeview Road and Santa Fe Street. The development includes a 21,600 sq. ft. public animal care facility and two (2) future commercial pad sites. This project will replace the City's existing animal care facility located southeast of Old 56 Highway and Harrison Street. The conceptual layout for the commercial pad sites includes two future buildings, both sited along Santa Fe Street. Rezoning to the C-3 District will allow for the development of the animal care facility and two future commercial uses on this property.

2. History

The property was annexed into the City in 1964 (Ord. 1713-A) and zoned to the C-3 District (Ord. 346-C) and the MP-2 District (Ord. 13, RZ-33-1971) in 1970 and 1972, respectively. The final plan for the Sutherland Lumber Company (Lot 1) was approved in 1973 and built in 1974. The final plan (PR-65-84) for Jiffy Lube (Lot 2) was approved in 1984 and the final plat (P-53-84) was recorded in 1985. Lot 3 in the southeast corner was historically used for car sales and maintenance until a portion of the property was used to construct the QuikTrip to the east, and the remaining building was demolished and cleared around 2019. Sutherlands vacated the property around 2016 and Jiffy Lube closed around 2024. The City acquired the property in 2025 and all buildings have since been demolished.

3. Existing Conditions

The subject property is north of Santa Fe Street and west of Ridgeview Road. The site has been returned to an undeveloped state, with only a driveway remaining that maintains the existing shared access from Santa Fe Street to the QuikTrip property to the west. The site generally drains from Santa Fe down to the northern corner of the site. Overhead electrical lines and underground water and sanitary sewer lines are all located along Santa Fe Street.



View of subject property looking northwest from Santa Fe Street.



Subject property outlined in yellow.

4. Zoning Standards

The development is following the standards of the requested C-3 District found in Column 1 of UDO 18.20.150 and the following is a summary of the applicable land use and dimensional standards.

- a. **Land Use** – The proposed animal shelter and care facility on Lot 1 is classified as the Animal Care Facility with Indoor or Outdoor Kennels land use, which is permitted in the requested C-3 District. Future uses for Lots 2 and 3 have not been identified at this time.

The site is designated as Commercial Corridor on the PlanOlathe Future Land Use Map. Land uses allowed in the C-3 District align with this future land use designation, except for several uses that are discouraged in the Commercial Corridor area and not harmonious with the surrounding area as described in Section 9 (UDO Rezoning Criteria) of this report.
- b. **Building Height** – Buildings in the C-3 District may be up to 3 stories and 40 feet tall and the proposed building on Lot 1 is one-story and 35 feet tall.
- c. **Setbacks** – All buildings are setback at least 40 feet from arterial street right-of-way (Santa Fe Street) as required in the C-3 District. All buildings and paved areas also comply with the minimum setback of 15 feet from street right-of-way and 10 feet from property lines.
- d. **Open Space** – The proposal provides 64% open space on Lot 1, exceeding the 25% minimum open space requirement of the C-3 District.

5. Development Standards

- a. **Phasing** – Lot 1 will be developed first with the proposed animal care facility. As no users have been identified for Lots 2 and 3, a stipulation is included in staff's recommendation requiring approval of a revised preliminary site development plan prior to the development of the remaining lots.
- b. **Access/Streets** – The proposed development will take access off Santa Fe Street from the former Sutherlands drive and the former Jiffy Lube drive will be removed with future development in alignment with the City's Access Management Plan. The existing shared access drive with QuikTrip will be maintained with this development. No further improvements are required along Santa Fe Street.
- c. **Parking** – The UDO allows the Planning Official to determine the appropriate parking requirement when a parking requirement is not explicitly listed in the UDO for the proposed use. A parking study was conducted comparing the proposed building to similar animal care facilities in the region and an average of one (1) stall per 430 sq. ft. of building area was found to provide adequate parking for daily operations, clinics and community events. Using this average, a minimum of 50 stalls is required and the development provides 58 stalls, meeting the requirements of UDO 18.30.160.
- d. **Landscaping/Screening** – The proposed landscaping for Lot 1 complies with UDO standards. Nonresidential landscaping is provided along Santa Fe Street. A Type 1 Buffer is provided along the south boundary and the existing tree line along the east boundary will be preserved to provide a Type N buffer as allowed by UDO. Within the site, parking lot and building foundation landscaping is provided.
- e. **Tree Preservation** – There are 19 significant trees located on site and only four (4) will be removed to accommodate new utility infrastructure. This will preserve 79% of existing trees, exceeding the UDO requirement to preserve at least 30% of significant trees.
- f. **Stormwater/Detention** – As the former Sutherlands and Jiffy Lube were largely paved, the proposed development represents a decrease in impervious area from existing conditions and no onsite detention is required. The proposed development will maintain the existing drainage pattern and continue to drain stormwater into the existing drainage channel in the northeast area of the site.
- g. **Public Utilities** – This site is in Olathe's water and sanitary sewer service area and will connect to the existing water main along Santa Fe Street and the existing sanitary main that is northwest of QuikTrip. No further improvements are needed for this development.

6. Site Design Standards

The property is subject to Site Design Category 4 based on the Commercial Corridor designation of the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- e. **Outdoor Amenity Space** – The proposal provides 13% outdoor amenity space, exceeding the 10% minimum outdoor amenity space requirement. The development includes a plaza feature at the building entry with signature landscaping and limestone benches and a common green space with a dog-walking trail.
- a. **Parking Pod Size** – Lot 1 includes 58 stalls in total, complying with the maximum parking pod size of 80 stalls.

- b. **Pedestrian Connections** – The well-finished plaza leading to the main building entry achieves the pedestrian gateway option, meeting the requirement to provide at least one (1) pedestrian connection feature.
- c. **Driveway Connectivity** – The development maintains the existing driveway connection to the QuikTrip property to the east, meeting this requirement.

7. Building Design Standards

The proposed 21,600 sq. ft. one-story animal care facility is subject to the Commercial or Retail Building design standards according to UDO Section 18.15.020.G.7. The front (southeast) elevation is considered a primary façade and all other elevations are classified as secondary façades. The building primarily uses high quality Class 1 glass and bricks in light tan and ebony colors with accent materials consisting of Class 2 ebony architectural masonry units and Class 3 cream and hemlock green metal panels and a dark cement fiber board material.

Building elevations for the animal care facility are included in the agenda packet and elevations for Lots 2 and 3 will be required with a revised preliminary development plan as stipulated. Consistent architectural design, materials, and colors are required throughout the development.

The following table lists the applicable design requirements of the UDO and proposed design elements:

Building Design Standards	Design Requirements <i>Proposed Design</i>
<i>Building Entryway</i>	<i>Each building entry along primary façades must be defined with a covered projection or by a recessed area.</i> Each building entry along the front (primary) façade is defined with a canopy that projects over the entrances, meeting UDO requirements.
<i>Garage and Overhead Doors</i>	<i>Garage and overhead doors must not face a public street.</i> Two (2) garage doors are recessed behind the primary façade and do not face a public street, as the building is located behind Lots 2 and 3.
<i>Facade Articulation</i>	<i>Horizontal and vertical articulation must be used on every 50 feet of façade width to divide primary façades into vertical bays.</i> Each primary façade is divided into vertical bays using a variation in the roofline of at least two (2) feet and either a wall offset or wall projection to provide both vertical and horizontal articulation. These elements are used at least once within every 50 feet segment on the front primary façade.
<i>Building Height</i>	<i>One-story buildings must be a minimum height of 17 feet.</i> The building is generally 19 feet in height, meeting this requirement.
<i>Special Vertical Articulation</i>	<i>One-story buildings must include tower elements or similar vertical articulation to bookend the building or anchor the main entry or building corner.</i>

	A glass tower feature is used to accentuate the main building entry, achieving this requirement.
<i>Minimum Glass</i>	Primary façades must use at least 25% glass on the first floor. The front (primary) façade meets this requirement by providing 25% glass.

Primary and secondary facades must use a minimum of three (3) different Class 1 and 2 materials on 80% and 50% of the façade area, respectively. All facades meet these requirements, using Class 1 glass and two (2) distinctly different colored bricks and Class 2 architectural masonry units comprising at least 81% and 51% of primary and secondary façades, respectively. Class 3 metal panels and cement fiber board are used on the remainder of the façade with Class 4 metal only used for minor trim details. Class 1 or 2 roofing materials are required and a Class 2 nonvisible membrane roof is proposed.

8. Public Notification and Neighborhood Meeting

This item was continued from the August 25, 2025 Planning Commission meeting. The required public notification letters were originally sent to surrounding properties within 200 feet by certified mail and a sign was posted on the subject property as required by UDO. Since then, signs were reposted on the property and public notification letters were re-sent to all surrounding properties within 200 feet to comply with renotification requirements of the UDO.

Neighborhood notice was also sent to property owners within 500 feet of the property and a neighborhood meeting was held on July 31, 2025 with two (2) attendees. The project team answered all questions about the scope of the project and general operations of the facility. Staff received public correspondence from one (1) interested individual and answered their general questions about the project.

9. UDO Rezoning Criteria

Rezoning applications are reviewed against the Golden Criteria listed in UDO Section 18.40.090.G to ensure compatibility with the surrounding area. The application was reviewed against this criteria and staff's findings are detailed below.

A. ***The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.***

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as a Commercial Corridor. The Commercial Corridor designation includes a three-mile stretch of commercial development along East Santa Fe Street, running east from downtown to a point just west of Pflumm Road. As stated in PlanOlathe, *this corridor will continue to accommodate a full range of commercial uses, including auto-oriented uses, but has the opportunity to be transformed over time into a corridor that is more walkable and incorporates other types of uses.*

The requested C-3 District allows for commercial and office uses that align with the Commercial Corridor designation and staff's recommendation includes a stipulation limiting certain auto-oriented uses as this area is envisioned to become more walkable with a greater variety of land uses over time. In addition, the proposal achieves the following Comprehensive Plan policies.

LUC-6.2: Santa Fe Commercial Corridor. The Santa Fe Commercial Corridor includes community retail uses, as well as offices, and business and personal services. While the district is largely the location for highway business and auto-related uses, it also offers opportunities to transform the area, over time, to being a mixed-use, multi-modal area.

LUC-7.3: Provision and Design of Public Spaces. Recognizing that public spaces bear a special responsibility to exhibit design excellence, ensure that public projects are positive additions to the community's architectural and design heritage.

ES-3.1: Reinvest in Existing Commercial and Industrial Areas. Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality.

- B. ***The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

Generally, the surrounding area transitions from commercial uses in the east and south to residential uses in the northwest that are buffered by a railroad. Commercial areas predominantly include one-story, flat-roofed buildings surrounded by parking lots with limited open space. Residential areas predominantly include two-story, mansard-roof townhome buildings surrounded mostly by open space and some parking areas.

- C. ***The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The requested C-3 District is in general harmony with properties in the C-2 and C-3 District to the east and south and is buffered from the nearby residential properties to the north by the raised BNSF railroad line. Staff's recommendation includes a stipulation limiting a few uses that are not harmonious with the surrounding commercial area, including some that are not allowed on nearby properties within the C-2 District.

- D. ***The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The property is less suitable for the more intense industrial uses allowed in the current MP-2 District, as the surrounding area has become more commercial in nature. The property remains suitable for most commercial uses allowed in the C-3 District.

- E. ***The length of time the property has remained vacant as zoned.***

The property has retained C-3 and MP-2 zoning since the 1970s. The property has remained vacant since Sutherlands, the former car sale business, and Jiffy Lube closed around 2016, 2019, and 2014 respectively.

- F. ***The extent to which approval of the application would detrimentally affect nearby properties.***

Staff has not received information indicating the proposed rezoning will detrimentally affect nearby properties. Rezoning from the C-3 and MP-2 Districts to the C-3 District will allow the property to develop in a similar manner as nearby commercial properties, creating a more harmonious commercial node.

G. *The extent to which development under the proposed district would substantially harm the value of nearby properties.*

The development as proposed is not anticipated to have any detrimental impact on the value of nearby properties as this development abuts other commercial development to the south and east and is buffered from residential properties to the north by the railroad.

H. *The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.*

The proposed animal care facility and future pad sites have been evaluated for their impact on the surrounding road network. Santa Fe Street is a fully improved arterial roadway with sufficient capacity for the anticipated vehicular trips. In addition, access management along Santa Fe Street will be improved with the removal of the existing access point on Lot 2. Sufficient parking will be provided on-site to accommodate the proposed use as required by UDO. Future pad sites will be further evaluated with a revised preliminary development plan.

I. *The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.*

The development will follow all regulations and codes pertaining to stormwater, air quality, noise, odors, and other impacts on the environment.

J. *The economic impact of the proposed use on the community.*

The proposal will expand the City's animal care services and capacity, benefiting the community and economy. In addition, future pad sites will create additional employment opportunities and generate property tax and sales tax revenues for the City.

K. *The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*

There is no gain to the public health, safety, or welfare if the application to rezone from the C-3 and MP-2 Districts to the C-3 District were denied. If the application were denied, the City could still pursue special use approval of the animal care facility in the MP-2 District and other commercial and industrial uses would remain permitted in the C-3 and MP-2 Districts respectively.

10. Staff Recommendation

A. Staff recommends approval of RZ25-0008, Olathe Animal Care Campus, 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. Staff recommends approval of the rezoning request with the following stipulations:

1. The following uses are prohibited:
 - a. Auto Supply (Parts) Stores;
 - b. Building Material Sales and Storage;
 - c. Car Wash, Automobile Laundries or Car Care Centers, whether primary or accessory use;

- d. Coin-Operated Laundry;
 - e. Convenience Stores with Gas Sales and Gas Stations;
 - f. Liquor Store;
 - g. Mini-Warehouse;
 - h. Services to Buildings and Dwellings;
 - i. Tattoo Parlor/Tattoo Studio and/or Body Piercing;
 - j. Vehicle Services, Repair & Restoration (Generally), Painting & Body Shops;
 - k. Check cashing, except in connection with a bank or savings and loan institution, tax service, or investment/brokerage service or as ancillary to a convenience store or grocery store;
 - l. Class A, Class B, or other private club as defined in the Kansas Liquor control act (Entertainment Establishment);
 - m. Dealers or businesses with indoor or outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment and other similar miscellaneous motor vehicles and equipment for sale, rent or lease;
 - n. Distance Restricted Businesses as set forth in Chapter 5.43 of the Olathe Municipal Code and any amendments thereto;
 - o. Vapor Retailer and Tobacco Shop as defined in Chapter 6.20 of the Olathe Municipal Code.
- C. Staff recommends approval of the preliminary site development plan with the following stipulation:
- 1. Approval of a revised preliminary site development plan is required prior to the development of Lots 2 & 3.