



## MINUTES

### Planning Commission Meeting: August 12, 2024

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<b>Application:</b>	<b><u>RZ24-0013</u>:</b> Request for approval of a rezoning from the AG (Agricultural) District to M-1 (Light Industrial) District and a preliminary site development plan for Hope Roots Collective on approximately 1.87 acres, located at 11515 S. Black Bob Road.
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**Ms. Andrea Fair, Planner II**, presented RZ24-0013, a request rezone 11515 S. Black Bob Road to the M-1 District with a preliminary site development plan for Hope Roots Collective which is an organization that will provide office and outdoor space for private practice wellness practitioners.

Ms. Fair explained the site's current status: It is not currently platted but is zoned AG (Agriculture) and has one existing residential structure, a detached garage, and barn. The applicant wants to rezone to M-1 (Light Industrial) to allow for the office use. Although M-1 allows for a range of industrial and service uses, staff recommends that higher-intensity uses be restricted on the subject property due to adjacency to commercial land to the west and south and low-intensity industrial uses to the north and east. The applicant agrees to these restrictions.

Ms. Fair stated that the Future Land Use Map of PlanOlathe identifies the subject property as Industrial. As a result, the proposal directly aligns with the future land use designation and supports several policies of PlanOlathe.

Ms. Fair presented the preliminary site plan. The applicant will utilize all the existing structures without any significant exterior changes. The primary structure will be rented out as office space to wellness professionals; as such, the applicant will make interior tenant finish improvements, which includes ADA-compliant modifications. Ms. Fair continued that the applicant will also add a walking path to the south portion of the site with a future phase. At a later date, the applicant intends to update the barn to a small conference space and the garage accessory structure to a therapy cow enclosure. A special animal permit will be required when the therapy cow occupies the site. The applicant will add a paved area for 10 parking spaces now and will provide future parking in designated areas. Ms. Fair continued that the applicant will preserve nearly all existing trees and will add foundation landscaping to the primary structure, in compliance with UDO requirements.

Ms. Fair continued that the applicant met all public notice requirements. A neighborhood meeting was not required per the UDO. Staff received one inquiry regarding the proposed use, and staff responded.

Staff recommends approval of RZ24-0013 with stipulations and the preliminary plan with stipulations. The applicant has agreed to all stipulations.

**Chair Breen** asked if the commissioners had any questions.

**Commissioner Terrones** stated he has no issue with what is being proposed. However, he asked for clarification on the following items: whether the services be for children or adults, whether inpatient and/or outpatient services will be provided, and whether the facility will be locked or secured.

**Ms. Fair** answered the facility will not be locked and secured, services will be for all ages as she understands thought the applicant can further confirm, and no inpatient services will be offered.

**Chair Breen** called the applicant to make any further comments or clarification.

**Rendi Knott, Applicant** [Hope Roots Collective, 5201 Johnson Drive, Suite 305, Mission, KS] confirmed Ms. Fair had answered accurately.

**Commissioner Terrones** noted the intended cow therapy and asked whether there were any other animals planned for the space.

**Ms. Fair** answered no. She further stated the special animal permit only allows for one large farm animal per 1 acre on properties under 3 acres.

**Commissioner Terrones** asked whether the walking path will only be on the subject property.

**Ms. Fair** confirmed it would.

**Commissioner Terrones** noted there was one question from a resident. He asked what the question was and what staff's response was.

**Ms. Fair** responded the question was from a neighboring property owner who was curious what the proposed use would be. Ms. Fair answered she told the property owner it would be wellness practitioners, ranging from mental health treatments, yoga and dieticians, encompassing all wellness. The resident had no further 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 Chapman** to close the public hearing, seconded by **Commissioner Brown**. The motion passed by a vote of 7 to 0.

With no further comments or discussion. **Chair Breen** entertained a motion on RZ24-0013.

A motion to approve RZ24-0013 as stipulated by staff was made by **Commissioner Terrones** and seconded by **Commissioner Creighton**. The motion passed with a vote of 7 to 0 with the following stipulations:

- A. Staff recommends approval of RZ24-0013 for the following reasons:
  1. The proposed development complies with the policies and goals of the Comprehensive Plan.
  2. The requested rezoning to the M-1 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the M-1 District with the following stipulation:
  1. The following uses are prohibited:
    - a. Leasing/rental of Trucks, Trailers, RVs, Boats, Motorcycles,
    - b. Computer and Electronic Product Manufacturing,
    - c. Jewelry and Silverware Manufacturing,
    - d. Office Supply Manufacturing,
    - e. Production/Assembly Plant - Electronics,
    - f. Sign Makers,
    - g. Storage Area or Lot,
    - h. Bus/Truck Maintenance, Including Repair and Storage,
    - i. Freight Terminals and Truck Terminals,
    - j. Parking Lots, Surface, as Principal Use,
    - k. Public Transportation Facility,
    - l. Public Utility Storage and Service Yard.
- C. Staff recommends approval of the preliminary development plan with the following stipulation:
  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.