



## MINUTES

### Planning Commission Meeting: June 9, 2025

<b>Application:</b>	<b><u>RZ25-0003:</u></b> Request for approval of a rezoning from CTY IP-2 (County Planned Industrial) District to M-2 (General Industrial) District for Cardinal Brush Building Expansion on approximately 2.38 acres, located at 15790 S. Keeler Terrace.
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**Ms. Emily Carrillo, Senior Planner**, presented RZ25-0003, a request to approve a rezoning to allow for Cardinal Brush Building Expansion at 15790 S. Keeler Terrace. Ms. Carrillo presented the site which includes an existing one-story, 26,000+ square-foot metal industrial building constructed in 1986, within the larger Southwest Properties Industrial Park. Ms. Carrillo continued the development plan proposed a 12,500 square-foot building addition to support the expansion of operations for Cardinal Brush Corporation, a manufacturer specializing in replacement brushes and squeegee blades for industrial floor-cleaning equipment.

Ms. Carrillo explained the site currently retained County zoning and must be rezoned to a City zoning district prior to any development activity. The proposed M-2 District would allow the existing use and is consistent with the Plan Olathe Future Land Use Map

Ms. Carrillo continued the plan complied with all applicable UDO requirements, including dimensional standards, setbacks, open space, parking, and landscaping. She added all existing landscaping, including street trees and mature tree lines, were to remain with one new street tree to be added and landscape beds to be refreshed and expanded to enhance the overall site appearance. Ms. Carrillo explained there would be screening for the storage area and additional plantings for screening.

Ms. Carrillo presented building elevations, noting UDO 18.60.020 allows for non-conforming buildings to expand if the proposed addition matched the existing design and materials and was compatible with surrounding properties. The proposed design will appropriately match the existing facility. Additionally, the proposed addition has minimal visibility due to its location on the site, and therefore, staff is supportive of this exception to the Building Design Standards.

Ms. Carrillo noted the application met the Golden Criteria for considering rezonings; the applicant met all public notice requirements and a neighborhood meeting was held in accordance with UDO requirements, with no area residents in attendance. She said neither staff nor the applicant received correspondence regarding this rezoning.

Staff recommended approval of this rezoning with no stipulations.

**Chair Janner** opened the floor for questions from the commissioners.

**Commissioner Brown** stated he has no issues with this. He asked if there were nearby properties that had also recently rezoned in the same manner.

**Ms. Carrillo** answered affirmatively. There have been some properties in the vicinity of S. Keeler Street and along 159<sup>th</sup> Street that have rezoned to M-2 zoning.

**Chair Janner** then opened the public hearing, but no members of the public had signed up to speak. Chair Janner closed the public hearing with a vote of 7 to 0.

**Commissioner Corcoran** asked to confirm there was a public meeting.

**Ms. Carrillo** confirmed there was a public meeting, but no one attended. She added that within the required notification distance, there is only one resident.

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

**Commissioner Creighton** made a motion to approve the rezoning (RZ25-0003), subject to all staff stipulations. **Commissioner Chapman** seconded the motion to approve the item. The motion passed with a vote of 7 to 0 as follows:

- A. Staff recommended approval of RZ25-0003, Cardinal Brush Expansion 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-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Planning Commission recommended approval of the rezoning (RZ25-0003) with no stipulations.