



MINUTES

Planning Commission Meeting: December 22, 2025

Application:	<u>RZ25-0018:</u> A rezoning from the C-O (Office) District to the C-1 (Neighborhood Center) District and a preliminary site development plan for Solomon's Porch Assisted Living, located at northeast of W. Indian Creek Parkway and S. Mur-Len Road.
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Taylor Vande Velde, Planner II, presented the request to rezone 2.74 acres to the C-1 District with a preliminary site development plan for Solomon's Porch assisted living. She described the property's location northeast of Mur-Len Drive and Indian Creek Parkway. She noted that access would be shared through the existing Indian Creek Business Park. She stated that the Comprehensive Plan designated the area as Mixed-Density Residential Neighborhood, and that the proposed assisted living use aligned with that designation. She further noted the proposed project also aligned with several housing policies, including goals related to senior housing and compatible infill development.

Ms. Vande Velde explained that the property had remained vacant since being zoned office in 1987, and that the proposed C-1 zoning would retain commercial use while allowing a transitional assisted living use adjacent to residential properties. She outlined the proposed development, which included two identical one-story buildings of approximately 19,000 square feet each, containing 16 bedrooms per building along with indoor common spaces. Outdoor amenities would include walking paths, a koi pond, and fenced shared open space. She noted that 40 parking spaces would be provided, exceeding minimum requirements, and that significant setbacks from adjacent residential properties would be maintained, exceeding C-1 district standards.

Ms. Vande Velde further stated that 62 percent of the site would be preserved as open space, landscaping requirements would be met or exceeded, and stormwater detention would be provided behind the buildings. The buildings would feature stucco, stone, and siding to blend with nearby office development while maintaining a residential character. She confirmed that all architectural standards were met, no waivers were requested.

Ms. Vande Velde confirmed notification requirements had been satisfied, and a neighborhood meeting had been held on November 20 with three attendees, where stormwater, drainage, and project operations were discussed. Ms. Vande Velde concluded by stating that the request met the Golden Criteria and that staff recommended approval of the rezoning with use restrictions and approval of the preliminary plan.

Chair Janner thanked staff and asked Commissioners if there were any questions.

Hearing none, **Chair Janner** opened the public hearing and noted that no one had signed up to speak.

A motion was made by **Commissioner Chapman** to close the public hearing and seconded by **Commissioner Brown**. The motion passed by voice vote, and the public hearing was closed.

Chair Janner called for any additional discussion from the Commission. With none offered, the Chair called for a motion on the item.

A motion to approve RZ25-0018 as stipulated by staff was made by **Commissioner Terrones** and seconded by **Commissioner Bergida**. The motion passed with a vote of 8 to 0 as follows:

- A. Staff recommended approval of RZ25-0018, Solomon's Porch Assisted Living, for the following reasons:
 1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommended approval of the rezoning to the C-1 District with the following stipulations:
 1. The following uses are prohibited:
 - a) Any Distance Restricted Business as listed in Olathe Municipal Code Chapter 5.43
- C. Staff recommended approval of the preliminary site development plan with the following stipulations:
 1. The details of the proposed fence location and materials will be provided with the Final Site Development Plan.
 2. The required pedestrian connection to Lot 3A to the south must be constructed with Phase I of the project.