



MINUTES

Planning Commission Meeting: July 28, 2025

Application:	<u>SU25-0002:</u> Request for approval of a special use permit for a Homeless Shelter with a preliminary site development plan for Salvation Army Family Lodge Expansion on approximately 1.01 acres, located northeast of E. Santa Fe Street and N. Woodland Road.
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Chair Janner noted this request (SU25-0002) was the second related item, after RZ25-0006.

Mr. Nathan Jurey, Senior Planner, presented SU25-0002, a request for a special use permit for the Salvation Army Expansion project. Mr. Jurey explained this site is larger than the RZ25-0006 site because it includes the existing Family Lodge along Poplar Street.

Mr. Jurey reiterated the northern portion of the site was already zoned RP-4 and a small portion of the site along Woodland Road is pending City Council approval to be rezoned to R-4 (see RZ25-0006). Mr. Jurey noted there is residential zoning to the north of the site and commercial zoning to the east, south and west.

Mr. Jurey explained that the existing Family Lodge received special use permit approval for their use in 2012 (SU12-0005), for a fourteen (14) unit shelter on 0.80 acres. He provided a map and photograph. Mr. Jurey noted that the Salvation Army has provided emergency and transitional housing for families in need, with wraparound services with the intention to break the cycle of homelessness. Mr. Jurey continued that the proposed expansion would increase the number of units from fourteen to eighteen, and would increase the special use area from 0.80 acres to 1.01 acres. This is a residential use with a civic purpose that blends well with surrounding properties.

Mr. Jurey stated the Future Land Use map designated this area as Urban Center/Downtown, which was envisioned as a mixed-use area with complimentary residential, civic, and commercial uses. Thus, the proposal would align with several PlanOlathe policies, including providing an important civic service.

Mr. Jurey presented further detail about the site plan, design, and parking. Parking would be shared with Salvation Army's chapel and would accommodate peak demand. Mr.

Jurey noted the architectural design and materials would match the existing building, as allowed by the UDO.

Mr. Jurey added that all public notice requirements were met. He added a neighborhood meeting was held in July with three residents in attendance with questions about general operations (e.g., security, resident management, practices, etc.). After publication, staff received one phone call from a resident but no concerns.

Mr. Jurey closed his presentation, stating staff recommended approval of the special use permit with stipulations. Mr. Jurey noted there have been no adverse impacts found by staff or raised by the neighborhood, and thus, staff recommended a fifteen-year permit. Staff also recommended approval of the preliminary development plan with a stipulation regarding landscaping.

Chair Janner called for any Commissioner questions.

Commissioner Terrones noted that for the record, he has no issues with Salvation Army and believes they provide a valuable service for the community. Commissioner Terrones asked for clarification on the time restriction on the permit and whether a permanent permit could be issued by the Council.

Mr. Jurey answered the UDO was updated to require a five year timeframe for Special Use Permits, but a different timeframe can be recommended . A time limit is part of general special uses because the use may or may not be appropriate over time, and staff can evaluate at renewal, whether the use is going well or address any issues. Mr. Jurey expounded that Salvation Army has operated without problems. Staff is supportive of the requested 15 year timeframe, at which time staff will be able to again evaluate the use for this site.

Commissioner Terrones referenced the stipulated landscaping and asked how the City will confirm the stipulation will be met after construction.

Mr. Jurey answered, building permit protocol requires a landscape inspection prior to occupancy.

Commissioner Bergida asked how many special use renewals there have been for this site since 2012.

Mr. Jurey answered that the 2012 approval was before the 5-year timeframe was implemented.

Chair Janner invited any remaining questions.

Seeing none, Chair Janner opened the public hearing. However, no one had signed up to speak, and Chair Janner entertained a motion to close the hearing.

Commissioner Chapman moved to close the public hearing, and **Commissioner Bergida** seconded. The motion passed 8 to 0.

Chair Janner called for any final discussion from the Commissioners. With none, Chair Janner called for a motion on the item.

Commissioner Bergida moved to approve SU25-0002 subject to stipulations as recommended by staff, and **Commissioner Brown** seconded the motion. The motion passed by a vote of 8 to 0 with the following stipulations:

- A. Staff recommends approval of SU25-0002, Salvation Army Family Lodge Expansion for the following reasons:
 - 1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan
 - 2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- B. Staff recommends approval of the special use permit (SU25-0002) with the following stipulations:
 - 1. The special use permit to allow the *Homeless Shelter* use for the Salvation Army Family Lodge is valid for a period of fifteen (15) years following the date of the approved Resolution.
 - 2. The *Homeless Shelter* use is approved as described in the Statement of Purpose letter submitted by the applicant and included in the agenda packet.
- C. Staff recommends approval of the preliminary site development plan with the following stipulation:
 - 1. Any trees or plantings located on the Salvation Army property that are damaged during construction or are dead, diseased, dying, or missing must be replaced as required by UDO 18.30.130.