



MINUTES

Planning Commission Meeting: February 23, 2026

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| Application: | <u>RZ25-0008:</u> Request for approval of a rezoning from the C-3 (Regional Center) and MP-2 (Planned General Industrial) Districts to C-3 (Regional Center) District with a preliminary site development plan for Olathe Animal Care Campus on approximately 7.44 acres, located northwest of E. Santa Fe Street and N. Ridgeview Road. |
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Mr. Nathan Jurey, Senior Planner, presented RZ25-0008, the rezoning request and preliminary site development plan for the Olathe Animal Care Campus, located northwest of Santa Fe Street and Ridgeview Road. He explained that the item had been continued from the previous August meeting and that the scope of the project had since been refined.

Mr. Jurey described the site as a seven-acre property located west of Quik Trip, on the former Sutherlands and Jiffy Lube properties. He noted that the City's current animal care facility had been outgrown and that the new facility would replace it as part of the City's Capital Improvement Plan (CIP).

Mr. Jurey outlined that the property was previously zoned MP-2 and C-3, surrounded by commercial zoning to the south and east, and buffered from residential areas by the BNSF raised railroad to the north. He explained that the City requested rezoning to the C-3 Regional Center District to allow the animal care facility and the redevelopment of two future commercial pad sites. Mr. Jurey confirmed that this request aligned with Plan Olathe's Future Land Use designation as a commercial corridor, allowing a range of commercial uses and the potential for transformation into a more walkable area.

Mr. Jurey detailed that the proposed site plan would use the existing drive off Santa Fe, shared with Quik Trip. The 26,000-square-foot building would have two public entrances, employee parking to the side, and outdoor kennels to the rear. Landscaping would meet City standards, and concept buildings for Lots 2 and 3 along Santa Fe would return for review once end users were identified. The building's design would feature predominantly Class 1 materials, with articulation along the roofline and foundation, and a welcoming pedestrian entrance with limestone boulders.

Mr. Jurey noted that a neighborhood meeting had been held in July with only two attendees asking general questions, that public notice requirements had been met, and

that staff received correspondence from one interested individual. He concluded by recommending approval of the rezoning and preliminary development plan, with the stipulation that Lots 2 and 3 return for review.

Commissioner Lynn asked about potential noise from the dogs for nearby apartments.

Mr. Jurey explained that the BNSF railroad wall, existing trees, and sun shades would provide buffering.

With no further questions, **Chair Breen** opened the public hearing, but no one had signed up to speak.

Commissioner Chapman moved to close the public hearing, and **Commissioner Seeling** seconded the motion. The motion passed 7 to 0.

With no further questions, **Commissioner Seeling** moved to approve the rezoning as recommended by staff, which was seconded by **Commissioner Chapman**. The motion passed 7 to 0 with the following stipulations:

- 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 PlanOlathe 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.