



MINUTES

Planning Commission Meeting: September 22, 2025

Application:	<u>RZ25-0011:</u> Request for approval of a rezoning from the IP-2 (County Planned Industrial) District to the M-2 (General Industrial) District with preliminary site development plan and a final plat (FP25-0026) for Earth Contact Products, located at 15680 S Keeler Terrace.
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Emily Carrillo, Senior Planner, presented RZ25-0011, the request for rezoning with a preliminary site development plan and a final plat request, for Earth Contact Products. She explained the subject property, located at 15680 South Keeler Terrace, was currently unplatted and retained county zoning which requires rezoning to a City zoning district prior to any development activity. The applicant proposed redevelopment of the existing industrial site with a new 28,000-square-foot building to support expanded manufacturing, storage, and shipping operations. Ms. Carrillo detailed that the requested rezoning to M-2 (General Industrial District) was consistent with the City's Comprehensive Plan and Future Land Use designation of "Industrial Area" and meets several policy elements of the PlanOlathe Comprehensive Plan, including Consistency with the Plan, Support for Local Businesses, and Reinvestment in Existing Industrial Areas.

Ms. Carrillo then reviewed the associated final plat, which would establish lot lines and dedicate easements. Ms. Carrillo continued that a 20-foot utility and drainage easement existed along the western property line, and a new 10-foot utility easement was proposed along Keeler Terrace, aligning with adjacent properties.

Regarding site design, Ms. Carrillo noted that two existing buildings from the 1980s would be demolished. She said the site would maintain access from South Keeler Terrace with two existing access points, facilitating a one-way truck circulation loop. She confirmed the preliminary site development plan met all UDO dimensional standards, setbacks, parking, landscaping, and screening requirements. Ms. Carrillo presented architectural plans. She noted the east, street-facing façade would serve as the building's only primary façade and would be organized into two distinct portions. The southern portion would contain the main entrance and administrative office space, while the northern portion, which is offset from the south entry, would accommodate the loading area and (2) dock doors. The building would feature a combination of clear glass, cultured stone, and textured insulated metal panels in neutral tones. She added that a proposed stipulation required final architectural compliance before approval of the final site development plan, as staff continued to coordinate with the applicant regarding required material classifications.

Ms. Carrillo concluded by stating that all public notice requirements had been met, and no public comments were received. Staff determined the application met the Golden Criteria for consideration of rezoning and recommended approval of both the rezoning (RZ25-0011) and final plat (FP25-0026), with the aforementioned stipulation applying only to the site development plan.

Chair Creighton thanked Ms. Carrillo and asked the Commission if there were any questions for staff. Seeing none, he opened the public hearing, noting that no one had signed up to speak.

Commissioner Terrones moved to close the public hearing, which was seconded by **Commissioner Corcoran**. The motion passed with a vote of 7 to 0.

Chair Creighton invited any commissioner comments or questions, but there were none. He then called for a motion first on the rezoning application.

Commissioner Corcoran moved to approve RZ25-0011, subject to staff stipulations, and **Commissioner Bergida** seconded. The motion passed with a vote of 7 to 0 as follows:

- A. Staff recommends approval of RZ25-0011, Earth Contact Products, for the following reasons:
 - 1. The proposed redevelopment 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. The rezoning request (RZ25-0011) was recommended for approval with no stipulations.
- C. The preliminary site development plan was approved with the following stipulation:
 - 1. The building elevations will meet all architectural requirements for Industrial Buildings prior to final site development plan approval.

Chair Creighton then called for a separate motion regarding the final plat application.

Commissioner Corcoran moved to approve FP25-0026, subject to staff stipulations, and **Commissioner Bergida** seconded. The motion passed with a vote of 7 to 0 with no stipulations.