



MINUTES

Planning Commission Meeting: July 28, 2025

Application:	<u>RZ25-0006:</u> Request for approval of a rezoning from the CP-2 (Planned General Commercial) District to the R-4 (Residential Medium-Density Multifamily) District for Salvation Army Family Lodge Expansion on approximately 0.21 acres, located northeast of E. Santa Fe Street and N. Woodland Road.
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Chair Janner introduced RZ25-0006, a request for approval of rezoning for the Salvation Army Family Lodge expansion located northeast of Santa Fe and Woodland Road. He stated there was a related item – a special use permit request [SU25-0002] – that would be presented afterward, clarifying that both final the rezoning and special use permit public hearings concerned the same project but addressed different issues.

Mr. Nathan Jurey, Senior Planner, presented RZ25-0006, a request to rezone this property from the CP-2 District to the R-4 District for the Salvation Army Expansion project. Mr. Jurey also noted he would first make a presentation for the rezoning request, and would later provide a second, more detailed presentation in the special use permit presentation.

Mr. Jurey explained that the rezoning site, located two blocks east of City Hall, is part of the greater Salvation Army campus. Mr. Jurey provided historical zoning context and stated the property was residentially zoned since the 1970s until it was rezoned to commercial (CP-2) in 2010 and the existing residences were demolished as part of the Salvation Army Chapel Addition.

At this time, Salvation Army is requesting to rezone the small portion along Woodland Road, back to R-4 residential zoning which would match the zoning district to the north. Mr. Jurey noted that rezoning to R-4 would allow Salvation Army to request a special use permit to expand the Family Lodge; he noted by contrast, the proposed use is not permitted in the existing CP-2 District. Mr. Jurey also confirmed the remainder of the campus would retain its commercial zoning along Santa Fe.

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. The R-4 District would allow for both residential and civic uses. Thus, the plan would align with PlanOlathe policies, specifically LUC-

3.1 (Encourage Housing Near Services), OT-1.2 (Original Town Neighborhoods), and HN-4.1 (Affordable Housing).

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 rezoning to the R-4 district with no stipulations.

Chair Janner called for any Commissioner questions.

Commissioner Brown asked whether this project was effectively an extension of the existing building to the north—seeking clarification on how the proposed building would relate to the existing family lodge.

Mr. Jurey responded that the special use presentation would further detail the expansion. That said, Mr. Jurey answered that this is an expansion of the family lodge, but the structure would be entirely separate due to utility lines on the property preventing an attached addition.

Commissioner Brown asked how many units were in the existing building to the north.

Mr. Jurey answered there are fourteen units, and he would provide more detail in the following presentation.

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 Bergida moved to close the public hearing, and **Commissioner Breen** 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 Creighton moved to approve RZ25-0006 subject to staff's recommendations for approval with no additional stipulations, and **Commissioner Lynn** seconded the motion. The motion passed by a vote of 8 to 0 with no stipulations as follows:

- A. Staff recommends approval of RZ25-0006, 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 rezoning requests.
- B. Staff recommends approval of the rezoning request with no stipulations.