



MINUTES

Planning Commission Meeting: January 8, 2024

Application:	<u>RZ23-0014:</u> Request for approval of a rezoning from the C-2 (Community Center) District to the D (Downtown, Mixed-Use) District and a preliminary site development plan for The Olathe Group addition, located at 222 S. Kansas Avenue.
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Ms. Kim Hollingsworth, Planning & Development Manager, on behalf of Senior Planner Emily Carrillo, presented RZ23-0014, a request to approve a rezoning from C-2 (Community Center) to the D (Downtown Mixed-Use) District, located at 222 S. Kansas Avenue. The existing building been used as a meeting space for the Olathe Group of Alcoholics Anonymous since 2003, and they have outgrown their building. Since the 2014 UDO update, this use is no longer allowed by right in the C-2 District, and as such, the applicant is requesting to rezone the property to the Downtown Mixed-Use District. Ms. Hollingsworth demonstrated all the neighboring and regional properties that have recently also rezoned to Downtown District. PlanOlathe designates this area as Urban Center/Downtown. The rezoning request also aligns with goals and policies of PlanOlathe and meets all Golden Criteria.

Ms. Hollingsworth presented the preliminary site development plan. The 800 square foot building addition would extend behind the existing building to the east and be designed to blend with the existing and surrounding properties. Parking would be added to the east, and landscaping would enhance the property.

Ms. Hollingsworth provided that all public notice requirements have been met. A neighborhood meeting was held, and the applicant responded to questions.

Staff recommends approval of the rezoning with no stipulations. Staff recommended approval of the preliminary site development plan with one parking stipulation.

Chair Janner opened the public hearing, but no one was signed up to speak.

With no further comments, **Chair Janner** moved to close the public hearing and took a voice vote, which passed 9 to 0.

With no further discussion, Chair Janner entertained a motion on the item.

Commissioner Breen moved to approve RZ23-0014 as stipulated by staff, and **Commissioner Chapman** seconded.

The motion passed with a vote of 9 to 0 as follows:

- A. Staff recommends approval of RZ23-0014, 222 S. Kansas Avenue, for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan for Land Use (LUCC) and Original Town (OT).
 - 2. The requested rezoning to the D (Downtown Mixed Use) District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning to the D (Downtown Mixed-Use) District as presented with no stipulations.
- C. Staff recommends approval of the preliminary site development plan with the following stipulations:
 - 1. On-site parking must occur in striped and designated parking stalls only and must not block alleyways or access drives.