

March 3, 2020

To: Zach Moore, City of Olathe

From: Sean Pendley, Johnson County Planning Department

Re: **City of Olathe Application No. RZ19-0023, Rezoning from BP to C-2 and Preliminary Site Development Plan for Chinmaya Mission**

This letter is written on behalf of the Johnson County Planning Department with regard to the above referenced proposed project.

The subject property is within 1 mile of the Johnson County Executive Airport. Pursuant to K.S.A. 3-307e, any changes in existing city zoning must have the approval of the Board of County Commissioners of Johnson County, Kansas (BOCC), to be valid and effective.

The following are preliminary comments from the Johnson County Planning Department staff for the subject rezoning applications and may not necessarily reflect the official views or comments of the Airport Commission or BOCC:

1. The *Executive Airport Comprehensive Compatibility Plan* (Plan) shows this property located within the "Airport Interest Area", and the site is planned for "Airport Compatible Business" (see attached Future Land Use Map). The Airport Compatible Business category is intended to support uses related to the airport or similar uses such as offices, warehouses and commercial buildings. Meeting places, auditoriums, and the like are not recommended.
2. The Plan, generally concludes that nonresidential uses are compatible with airport operations provided there is avoidance of land uses that attract crowds in excess of 500 persons such as hospitals, schools, theaters, stadiums at any one time, or concentrates persons who are unable to respond to emergency situations such as day care establishments (child or handicapped), nursing homes and elder care facilities.
3. The preliminary development plan identifies an assembly space and classroom building with a total building area of 15,612 square feet. The applicant's statement of purpose indicates there would be approximately 150 adults and 225 children for a total of approximately 375 people within the building at the peak time of services on Sundays. In addition, according to the applicant, children in the building must be accompanied by an adult at all times so they would have assistance in the case of emergencies. On other days of the week, there would be a total of approximately 25 people in the building as part of scriptural studies and other activities.
4. Parking, lighting and other site improvements should not conflict with the airport or aircraft operations. Details for lighting, light poles, and other site improvements shall be provided with the final site development plan.
5. Required FAA documents, including Form 7460, shall be submitted to and approved by FAA for all aspects of the development.
6. Acknowledgment of Noise Impact area and noise attenuation/sound proofing construction standards should be considered for the proposed buildings.

7. Affidavits of Interest regarding the Johnson County Executive Airport shall be filed in the chain of title for the subject property and the appropriate language for the Airport Affidavit of Interest shall be included on the final plat.
8. Permanent water features or wet-bottom drainage areas should not be located within the subject property.
9. Final site development plan(s) and final plat(s) for the subject property shall be approved by the BOCC.

Staff has no objections to this application for rezoning to C-2 (Commercial) district and preliminary development plan for a religious organization, subject to the uses, building area and development conditions as cited above.

At the conclusion of the city's actions on this application, all relevant information and documents which were considered by the city regarding the application, should be forwarded to the BOCC, in care of Sean Pendley, Johnson County Planning Department, 111 S. Cherry, Suite 2000, Olathe, Kansas, 66061. Thereafter, the Airport Commission will consider this application and provide a recommendation to the BOCC. Finally, the BOCC will review the proposed request and all information submitted for the record and render its decision on the application.

If you have any questions concerning this letter, please contact me at (913) 715-2205. Thank you for your cooperation in this matter.

Respectfully,



Sean Pendley, AICP
Deputy Director of Planning

Cc: Rajasree Prakash, Chinmaya Mission Kansas City
Larry Peet, Johnson County Airport Commission