



## MINUTES

### Planning Commission Meeting: March 9, 2020

<b>Application:</b>	<b><u>RZ19-0023:</u> Rezoning from BP (Business Park) District to C-2 (Community Center) District and a revised preliminary site development plan for Chinmaya Mission</b>
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**Kim Hollingsworth, Senior Planner**, presented an application for rezoning from BP to C-2 and a revised preliminary site development plan for Chinmaya Mission, located southwest of 153<sup>rd</sup> Street and Pflumm Road. The site is approximately 16.13 acres and is surrounded by C-2 to the north, agriculture to the east, BP to the south, and R-1 single-family to the west. Ms. Hollingsworth noted that this property is near the Johnson County Executive Airport, a residential neighborhood, a softball complex, and other vacant properties to the north and south.

**Ms. Hollingsworth** highlighted the 2000 preliminary development plan approved for BP District, showing a significant number of buildings throughout the site, all of which are located close to the R-1 zoning district. This application is set back significantly from all property lines. She notes that the site exceeds requirements for site design Category 4, and the site includes about 130 parking spaces. Ms. Hollingsworth also noted a significant berm and double row of evergreens to meet buffer requirements. There is also a 130-foot area dedicated to major gas pipeline easements, creating another significant buffer.

**Ms. Hollingsworth** explained that there is a single access point from Pflumm Road. The long access drive provides stacking of vehicles as they enter and exit the site. She noted areas for loading/unloading, as well as pedestrian connections along the access drive. She said the applicant provided renderings and elevations of the buildings, which are subject to office and civic design requirements. She presented a rendering that reflected the proposed style and building materials, including glass, limestone, and a wood rain screen.

**Ms. Hollingsworth** stated that PlanOlathe designates this property as employment area, noting that the C-2 district does not typically align with the employment area. However, staff has found that rezoning to a C-2 district is much more compatible with the neighborhood to the west, and would be an extension of the C-2 to the north.

**Ms. Hollingsworth** presented an aerial that reflected the distance the building will be located from the residential property, and staff finds that this design is more compatible with the scale, building height, massing and open space within the neighborhood, compared to what could be constructed in the BP District. She added that the C-2 district promotes neighborhood development with a mix of lower intensity uses. She added that Johnson County Planning supports this rezoning and plan, and the Johnson County Board of County Commissioners and Airport Commission will be considering this application following City Council.

**Ms. Hollingsworth** stated that a neighborhood meeting was held on February 3, 2020, and was attended by 11 residents. Subjects discussed included potential plans for expansion of the project, buffer and screening, drainage and landscaping. Residents do not want a wall along the buffer area, and the applicant will instead use trees as a buffer. Staff recommends approval.

**Chair Vakas** opened the public hearing and asked the applicant to come forward. **Rajasree Prakash, 15711 Cedar Street, Overland Park**, representing Chinmaya Mission, a Hindu religious organization. She gave a brief background about the organization. The organization is renting space and operating out of Harmony Middle School at 143<sup>rd</sup> and Switzer, but they have limited access to the facility. They feel that rezoning the property to C-2 will allow them to build their religious facility and bring flexibility to their operation. The space is ideal, and if approved, the center will benefit hundreds of families in the area. She asked for a recommendation of approval.

There were no questions of the applicant. **John Sweeney, 8005 West 110<sup>th</sup> Street**, approached the podium, representing Chinmaya Mission. He believes this is an ideal location for this building because the use will be very light.

**Chair Vakas** called for a motion to close the public hearing.

*Motion by Comm. Allenbrand, seconded by Comm. Sutherland, to close the public hearing.*

*Motion passed 7-0.*

*Motion by Comm. Sutherland, seconded by Comm. Youker, that RZ19-0023 be recommended for approval, for the following reasons:*

1. The proposed development complies with the policies and goals of the *Comprehensive Plan* for Land Use (LUCC-6).
2. The requested rezoning to the C-2 district meets the *Unified Development Ordinance (UDO)* criteria for considering zoning applications.

*Comm. Sutherland's motion included recommending approval of RZ19-0023 subject to staff's stipulation. Said stipulation includes the following use prohibitions:*

1. Any Distance Restricted Business as provided in Olathe Municipal Code, Chapter 5.43
2. Animal Care, Outdoor Kennel
3. Auto Supply (Parts) Stores
4. Bars, Taverns, and Drinking Establishments
5. Building Materials Sales – Without Lumberyard
6. Convenience Stores, with or without Gas Sales and Gas Stations
7. Entertainment Establishment
8. Hospital
9. Hotel/Motel
10. Liquor Store
11. Pawnshops

12. Vehicle Services

13. Woodworking Shops

*Comm. Sutherland's motion included recommending approval of the associated preliminary site development plan, subject to the following stipulations:*

1. A final site development plan must be approved, and a final plat recorded prior to building permit submittal.
2. Landscaping, parking and paved areas will meet the requirements of the UDO during final site development plan review.
3. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, must be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
4. All new on-site wiring and cables must be placed underground.
5. The fire hydrant and Fire Department Connection (FDC) proposed must be within 3 feet of the curb.

*Aye: Allenbrand, Sutherland, Nelson, Corcoran, Youker, Breen, Vakas. (7)*

*No: (0)*

*Motion was approved 7-0.*