



Planning Division

MINUTES

Planning Commission Meeting: June 8, 2020

Application:	<u>RZ20-0004:</u> Preliminary Development Plan and Rezoning for 16129 S. Lone Elm Road
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Jessica Schuller, Senior Planner, presented an application for approval of a rezoning and preliminary site development plan for property located at 16129 Lone Elm Road, south of 159th and east of Lone Elm Road. Mission Life Church is to the north; Frito Lay warehouse is to the south; Olathe District Activity Center is to the east. The property is currently zoned County Rural. The applicant is requesting a rezoning to M-2 General Industrial District, which is the zoning on the property south of the site.

Ms. Schuller noted that there is an existing church building on the site that will remain in place and the interior renovated by the applicant. The applicant plans to construct another 14,000 square foot building on the site, east of the parking lot. Parking lot improvements include new islands, trees, a trash enclosure, and a new sidewalk will be constructed to Lone Elm Road.

Ms. Schuller stated that additional plantings will be added to the site to meet requirements of the UDO. The future land use map designates this area as an employment center, which aligns with the M-2 zoning designation and is a continuation of the zoning established on the lot directly to the south. Additionally, the zoning meets the standards of the Golden Criteria. These are large lots that exceed setback requirements and are buffered from adjacent properties. Also, rezoning the property follows the goals of the PlanOlathe Comprehensive Plan.

Ms. Schuller stated that staff finds the requested zoning to be compatible with the surrounding land uses and finds the preliminary site development plan to be consistent with the standards outlined in the ordinance. Staff recommends approval of the rezoning and preliminary site development plan as stipulated.

Ms. Schuller noted that there is also a special use permit application on tonight's agenda, which cannot be considered until after consideration of the zoning.

Comm. Nelson questioned the wording in stipulations b and c. **Ms. Schuller** explained that zoning stipulations are always separated from development plan stipulations in case future changes to a development plan are necessary.

Chair Vakas opened the public hearing and asked if there was anyone who wished to speak. **Judd Claussen**, appeared via Zoom on behalf of the applicant, Brandon Sutherland. They agree with all stipulations presented by staff. There being no questions, Chair Vakas called for a motion to close the public hearing.

RZ20-0004
June 8, 2020
Page 2

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

Aye: Allenbrand, Sutherland, Freeman, Nelson, Fry, Corcoran, Youker, Breen, Vakas (9)

No: (0)

Motion was approved 9-0.

There being no further discussion, **Chair Vakas** called for a motion to recommend approval of this rezoning.

Motion by Comm. Sutherland, seconded by Comm. Allenbrand, that RZ20-0004 be recommended for approval, for the following reasons:

1. The proposed development complies with the policies and goals of the *Comprehensive Plan*.

Principle LUCC-6: Discourage Sprawl. “Discourage “leap-frog” or sprawling land use patterns by encouraging growth in serviceable areas. Promote the infill of vacant parcels and reinvestment in buildable areas.”

ES-4: Employment Areas as Districts. “Develop distinct employment districts to ensure Olathe’s strong and diversified economy.”

2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.

Comm. Sutherland’s motion included recommending approval of RZ20-0004 with no stipulations.

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 prior to building permit submittal.
2. Building standards for new structures on site must comply with the Industrial Building requirements of UDO Section 18.15.020.
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, shall be screened from public view with landscaping or an architectural treatment compatible with the building.
4. All new on-site wiring and cables shall be placed underground.
5. At the time of Final Development Plan, the proposed building must either provide an automatic fire sprinkler system or alterations to the access roads in order to resolve the fire access deficiency.

Aye: Allenbrand, Sutherland, Nelson, Freeman, Fry, Corcoran, Youker, Breen, Vakas (9)

RZ20-0004
June 8, 2020
Page 3

No: (0)

Motion was approved 9-0.