



Planning Division

## MINUTES

### Planning Commission Meeting: June 8, 2020

Application:	<b><u>SU20-0001</u>: Preliminary Development Plan and Special Use Permit for Animal Care – Indoor or Outdoor Kennel, K-9 Acres</b>
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**Jessica Schuller, Senior Planner**, presented this special use permit and preliminary site development plan for K-9 Acres. This is the same site with additional details specific to the user of the site. It is within the employment center district established by the Future Land Use Map. The property proposes a rezoning to M-2 from existing County Rural designation, which is in conjunction with Case RZ20-0004 previously recommended for approval.

**Ms. Schuller** explained that the applicant is seeking a special use permit to allow a dog kennel and training facility with an associated veterinary clinic to be located on this site. The request complies with the UDO. The business would be open daily and include about 25 employees. Emergency vet hours will also be offered.

**Ms. Schuller** noted that the existing building was the location of a former church and is now vacant. The applicant plans first to renovate the building as a veterinary clinic before building a new 14,000 square foot kennel building. There is existing access to the site from Lone Elm Road, and landscaping is being added to meet current requirements of the UDO. There are existing landscape buffers along the property lines, and trees have been added throughout the site. Staff will continue to work with the applicant to finalize a plan for fencing and additional landscaping on site.

**Ms. Schuller** added that the proposed building is a single story constructed with tilt-up concrete panels in shades of light and dark gray. The primary façade is accented with stone veneer and canopies. She stated that the proposed building exceeds ordinance requirements for building materials, although staff will continue working with the applicant on the north elevation, adding additional articulation and detail to that façade. Also, staff supports applicant's request for a ten-year term for the special use permit. Staff recommends approval of this special use permit as stipulated.

**Chair Vakas** opened the public hearing and ask applicants represented if they wished to speak. **Judd Claussen, Phelps Engineering, 1270 North Winchester, Olathe**, appeared via Zoom on behalf of the applicant, Brandon Sutherland. He explained that there will be two phases because the applicant wants to open for business in the existing building as soon as possible. They are requesting a 10-year term.

There were no questions for Mr. Claussen, and no one else wished to speak. **Chair Vakas** called for a motion to close the public hearing.

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

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

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*No: (0)*

*Motion was approved 9-0.*

**Chair Vakas** also appreciates the investment the applicant is making in Olathe.

*Motion by Comm. Nelson, seconded by Comm. Youker, that SU20-0001 be recommended for approval, subject to the following stipulations:*

- a. The special use permit for *Animal Care – Indoor or Outdoor Kennel* is approved for a ten (10) year period effective from the date of the Resolution.
- b. A final site development plan must be approved prior to issuance of a building permit.
- c. 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.
- d. All new on-site wiring and cables shall be placed underground.
- e. Details of the fencing of the outdoor enclosed dog areas, including landscaping details, shall be determined at the time of Final Site Development Plan.
- f. Additional architectural interest on the north and south facades will be provided by the applicant during Final Site Development Plan review.
- g. At the time of Final Site 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, Freeman, Nelson, Fry, Corcoran, Youker, Breen, Vakas (9)*

*No: (0)*

*Motion was approved 9-0.*