



Planning Division

MINUTES

Planning Commission Meeting: December 14, 2020

Application:	<u>RZ20-0008</u>: Request approval for a rezoning from CTY RUR (County Rural) District, to M-2 (General Industrial) District for Lone Elm Commerce Center Parcel on approximately 2.85 acres; located at 22310 W. 167th Street.
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Emily Carrillo, Senior Planner presented a request for rezoning of 2.85 acres located at 22310 W. 167th Street. Due to the size and proximity of the parcel being considered, there are no preliminary plans associated with the rezoning. This parcel will be included as part of a larger site development plan within the Lone Elm Commerce Center currently being reviewed under a separate application. The subject property is located in the vicinity of W. 167th Street, east of Lone Elm Road, adjacent to the Lone Elm Commerce Center Industrial Park. The existing site to be rezoned is currently unplatted in a separate annexation application that was recently approved on October 20, 2020.

Ms. Carrillo explained that the subject property is surrounded to the north and west by warehouse and distribution facilities, existing or currently under construction within the Lone Elm Commerce Center development. Warehouse and distribution centers for FedEx Ground and FedEx SmartPost/Bushnell are located directly to the south, and Faith Technologies, formerly Pacific Sunwear (PacSun) Distribution Center is located to the east.

Ms. Carrillo noted the subject property currently retains County zoning. Most of the Lone Elm Commerce development was rezoned in 2017 from CTY RUR (County Rural) to M-2 (General Industrial); however, at that time, the small portion of the development was not included and therefore retains the current County zoning.

Ms. Carrillo stated the proposed M-2 District aligns with the PlanOlathe future land use designation for the Employment Area and is consistent with adjacent surrounding properties.

Ms. Carrillo explained that the proposed development complies with the policies and goals of the Comprehensive Plan

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Ms. Carrillo stated the applicant held a neighborhood meeting on October 5, 2020, as required by the Code and only one member of the public attending with no questions or concerns.

Ms. Carrillo stated that staff recommends approval of the rezoning to the M-2 District, as stipulated.

Chair Vakas opened the public hearing.

There were no questions for the applicant and no members of the public came forward to speak.

A motion to close the public hearing was made by Commissioner Sutherland and seconded by Commissioner Breen. The motion passed by roll-call vote of 8 to 0.

Chair Vakas called for a motion on RZ20-0008.

A motion to approve RZ20-0008, rezoning and revised preliminary site development plan for Lone Elm Commerce Center Parcel, was made by Commissioner Sutherland and seconded by Commissioner Allenbrand. The motion passed by a roll-call vote of 8 to 0, with the following rezoning stipulations:

1. Final site development plans must be approved, and final plat recorded prior to issuance of building permits.
2. Construction of Monticello Road from Erickson Street, extending to the south side of 167th Street will be completed through an approved development agreement or phasing plan required with forthcoming development plans.