



Planning Division

MINUTES

Planning Commission Meeting: December 14, 2020

Application:	<u>RZ20-0010</u>: Request approval for a rezoning from CP-2 (Planned General Business), District to R-4 (Residential Medium-Density Multifamily) District and preliminary site development plan for Olathe Senior Living Community on approximately 9.91 acres; located at the northeast corner of S. Sunnybrook Boulevard and W. 119th Street.
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Kim Hollingsworth, Senior Planner presented a request for a rezoning and preliminary site development plan for the Olathe Senior Living Community located at the northeast corner of South Sunnybrook Boulevard and W. 119th Street.

Ms. Hollingsworth explained that the subject property is adjacent to the last agenda item, requesting to retain the commercial zoning to the east. The property is located within the K-7 Corridor Study area and follows all K-7 Corridor Design Guidelines. The K-7 Corridor plan provides that its land use plan is a living document that responds to market trends. Staff is continuing to see a trend towards more quality senior living establishments, especially in close proximity to services.

Ms. Hollingsworth noted the applicant is requesting a mix of unit types within the proposed facility. Access will be provided from Sunnybrook Boulevard and an access drive off 119th Street. The plan meets many elements of the City's Communities for All Ages initiative including many amenities and significant pedestrian connectivity options. Perimeter landscaping will be provided along 119th Street and Sunnybrook Boulevard, interior landscaping in parking areas and throughout amenity areas.

Ms. Hollingsworth stated two neighborhood meetings were held and landscaping, access and walking paths were discussed; however, staff received no specific concerns regarding the proposal. Also, the building design exceeds the minimum design standards for vertically attached residential buildings. The property is located in the Mixed Density Residential Neighborhood and Community Commercial Plan Olathe Comprehensive Plan future land use designations. Several Plan Olathe policies are met, including addressing housing needs of the aging population and higher density housing near commercial centers.

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Ms. Hollingsworth provided that staff recommends approval of the rezoning to the R-4 District and the preliminary site development, as stipulated.

Chair Vakas opened the public hearing.

Mr. Pete Heaven, 6201 College Boulevard, Overland Park, appeared on behalf of the applicant and the developer, O'Reilly Development. The applicant agrees with the staff report, recommended stipulations and the golden criteria analysis. He offered to answer questions about the project.

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 Nelson and seconded by Commissioner Youker. The motion passed by roll-call vote of 7 to 0.

Chair Vakas called for a motion on RZ20-0010.

A motion to approve RZ20-0010 for a rezoning and preliminary site development plan for Olathe Senior Living Community was made by Commissioner Fry and seconded by Commissioner Sutherland. The motion passed by a roll-call vote of 7 to 0, with no stipulations for the rezoning and the following stipulations for the revised preliminary site development plan:

1. A final site development plan must be approved prior to building permit submittal.
2. Plantings, as approved by Southern Star, will be provided with final site development plan review.
3. A final stormwater management report will be required prior to the issuance of building permits.
4. All stormwater quality BMPs and detention basins must be in a Permanent Water Quality/Quantity Drainage Easement or Tract.
5. 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.
6. All new on-site wiring and cables must be placed underground.