



Planning Division

MINUTES

Planning Commission Meeting: March 22, 2021

Application:	<u>RZ21-0004</u>: Request approval for rezoning from CTY RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for FedEx Olathe Project 3 on approximately 11.06 acres; located in the vicinity of W. 167th Street and Hedge Lane.
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Zachary Moore, Planner II presented RZ21-0004, a request for rezoning from CTY RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for FedEx Olathe Project 3 on approximately 11.06 acres, located in the vicinity of W. 167th Street and Hedge Lane. Mr. Moore introduced the location of the property and that the preliminary site development plan includes a proposed 235-stall parking lot for trucks and truck trailers. Mr. Moore mentioned that in order to develop the property with a primary use of a parking lot, the property must be rezoned to the M-2 District, which allows this use by right. Mr. Moore then shared a map of the existing zoning of the subject property and surrounding area, stating that the subject property was annexed earlier this month and that the existing zoning of County Rural has been in place on this property since 1994. Mr. Moore also mentioned the existing zoning of M-2 on properties to the north and east, and County Rural on properties to the west and south.

Mr. Moore stated the proposed lot would connect to the existing FedEx facility to the east by a private drive, and an 8-foot tall, black vinyl-coated chain link fence will be provided around the lot for security, which is consistent with the fencing used for the existing FedEx development. Perimeter landscaping will be provided around the parking lot in excess of UDO requirements, and no buildings are proposed with this application. The proposed development meets or exceeds all UDO requirements.

Mr. Moore noted the subject property is designated primarily as Industrial on the Future Land Use Map of PlanOlathe with a Secondary Greenway along the southern and western property boundaries. The proposal also conforms to the Comprehensive Plan policies regarding zoning, economic sustainability and mobility. Staff recommended approval of the request to rezone to the M-2 District as presented, as well as the preliminary site development plan as stipulated.

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Chair Vakas declared the public hearing open. He announced that the applicant was present, but did not have anything to add to the presentation and would stand for questions.

A motion to close the public hearing was made by **Commissioner Sutherland** and seconded by **Commissioner Essex**. The motion passed by roll-call vote of 7 to 0.

Chair Vakas called for a motion on RZ21-0004.

A motion to approve RZ21-0004 and preliminary site development plan for FedEx Olathe – Project 3 was made by **Commissioner Sutherland** and seconded by **Commissioner Breen**. 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. The following is required prior to issuance of a parking lot permit:
 - a. Final site development plan approval; and
 - b. Final plat approval and recording; and
 - c. Floodplain Development Permit approval; and
 - d. A copy of the Stormwater Treatment Facility Maintenance Agreement must be provided to staff.
2. A final stormwater management report is required with the Final Site Development Plan.