



Planning Division

MINUTES

Planning Commission Meeting: March 22, 2021

Application:	<u>RZ21-0005:</u> Request approval for a rezoning from CTY RUR (County Rural) District to M-2 (General Industrial) District and preliminary site development plan for FedEx Olathe Project 4 on approximately 6.11 acres; located in the vicinity of W. 167th Street and Hedge Lane.
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Zachary Moore, Planner II, presented RZ21-0005, a request to rezone approximately 6.11 acres from CTY RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for FedEx Olathe Project 4. Mr. Moore introduced the location of the property and that the preliminary site development plan includes a proposed 137-stall parking lot for trucks and truck trailers to accommodate a recent increase in e-commerce FedEx had experienced. Mr. Moore mentioned that in order to develop the property with the primary use of a parking lot, the property must be rezoned to the M-2 District, which allows this use by right. Mr. Moore 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 since 1994. Mr. Moore also mentioned the existing zoning of M-2 on the property to the north and County Rural on the properties to the immediate south, west and east.

Mr. Moore noted that perimeter landscaping will be provided around the parking lot in excess of the UDO requirements, that no other buildings are proposed with this application, and the proposed development meets or exceeds all UDO requirements. The property is primarily designated as Industrial on the Future Land Use Map of PlanOlathe with a secondary greenway running along the south and west of the subject property. The proposed rezoning to the M-2 District aligns with the Future Land Use Map of PlanOlathe and conforms with 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.

Chair Vakas declared the public hearing open. The applicant was present, but had no further comments to make.

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

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Chair Vakas called for a motion on RZ21-0005.

A motion to approve RZ21-0005 for a rezoning and preliminary site development plan for Olathe FedEx Project 4 was made by **Commissioner Sutherland** and seconded by **Commissioner Essex**. 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.