

median “pork chop” style island must be constructed on the north side of the intersection.

The site meets UDO requirements for landscaping. One site design waiver is requested to allow 20-foot of landscape area adjacent to I-35, to include a minimum 3-foot tall berm, in lieu of a fence or wall. Staff is supportive of the request which will serve to better screen truck court areas from I-35.

Two architecture waivers are requested for primary facades which contain truck courts, which staff is supportive of as detailed in the attached Planning Commission packet. The requested waivers for glass and horizontal articulation on truck court facades are offset by increased vertical articulation, color and pattern changes, and truck court screening walls. Truck court areas are also screened from roadways through berms and evergreen landscaping.

The subject property is designated as an Industrial Area on the future land use map of the PlanOlathe Comprehensive Plan. The proposed zoning is consistent with this land use designation and several policies of the Comprehensive Plan.

The public hearing was held on March 25, 2024 and no members of the public spoke. Staff recommends approval, and following the public hearing, the Planning Commission voted 9-0 to recommend approval of RZ23-0009 as stipulated.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-12 for a rezoning to the M-2 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-12 for a rezoning to the M-2 District (5 positive votes required).
3. Return the rezoning application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body’s failure to approve or disapprove (4 positive votes required).

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-12