

amenities and additional landscaping.

One (1) architecture waiver is requested from UDO 18.15.020.G.5 allowing a decrease of Class 1 and Class 2 materials on primary and secondary façades. Staff is supportive of the waiver, as detailed in the attached Planning Commission packet. A second waiver was requested to increase the allowable Class 4 building materials on all facades within the development, which staff and the Planning Commission recommended denial of this request. Since the Planning Commission meeting, the applicant has replaced the LP Smart Siding (Class 4) with Traditional Stucco (Class 1) and will not be pursuing the second waiver request.

While the future land use map of the PlanOlathe Comprehensive Plan designates the site as an Employment Area, the C-3 District is less intense than the existing BP District and provides the opportunity for a greater variety of commercial and retail uses located in proximity to neighborhoods, while still providing employment opportunities in alignment with the Employment Area designation.

The public hearing was held on February 26, 2024, and no individuals spoke during the hearing. Staff recommends approval, and following the public hearing, the Planning Commission voted 6-0 to recommend approval of RZ24-0002 as stipulated.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-10 for a rezoning to the C-3 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-10 for a rezoning to the C-3 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. 24-10