



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/19/2024

FOCUS AREA: Economy, Planning Division

STAFF CONTACT: Jessica Schuller, Senior Planner

SUBJECT: RZ23-0003: Rezoning and Preliminary Site Development Plan for Oddo Olathe Apartments; Applicant: Henry Klover, Klover Architects, Inc.

TITLE:

Consideration of Ordinance No. 24-08 (RZ23-0003), requesting approval of a rezoning from the R-1 (Single-Family), R-2 (Two-Family), CTY RUR (County Rural), C-2 (Community Center), C-O (Office) and RP-4 (Planned Medium Density Multifamily) Districts to the R-3 (Low-Density Multifamily) District and a preliminary site development plan for Oddo Olathe Apartments on approximately 27.15 acres, located southwest of College Boulevard and K-7 Highway. Planning Commission recommended approval 6 to 0.

SUMMARY:

The applicant is requesting a rezoning to the R-3 (Low-Density Multifamily) District and a preliminary site development plan for the Oddo Olathe Apartments on an undeveloped site located southwest of college Boulevard and K-7 Highway. The majority of the property is already zoned for multifamily uses, and this proposal consolidates a mix of zoning districts, largely due to future roadway alignments. These roadway alignments were coordinated with the land owner to north, and a letter of support is included in the Planning Commission packet.

The development consists of 24 apartment buildings and one clubhouse building for a total of 314 units. Two apartment building types are proposed, both two-story and 2/3-story walkouts. All units include tuck-under garages. An outdoor swimming pool, dog park, and walking trails with seating areas are provided as amenities for residents, and the project will be constructed in a single phase.

The site meets UDO requirements for site design and landscaping, and also meets the requirements of the K-7 Corridor Plan through high-quality design and the incorporation of on-site amenities and pedestrian connections.

One architecture waiver is requested to the minimum percentage of glass (20%) on the front façade of Building Style B where 15% glass is provided. Staff is supportive of the waiver, as detailed in the attached Planning Commission packet. The elevations are exceeding glass and Class 1 and 2 material requirements on all other facades.

The subject property is designated as Urban Mixed Use Center on the PlanOlathe Comprehensive Plan future land use map. The proposed zoning is consistent with this land use designation by introducing a residential density which can support future commercial uses; the zoning is also consistent with several policies of the Comprehensive Plan.

The public hearing was held on February 26, 2024 and one member of the public spoke. Staff

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recommends approval, and following the public hearing, the Planning Commission voted 6-0 to recommend approval of RZ23-0003 as stipulated.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-08 for a rezoning to the R-3 District as recommended by the Planning Commission (4 positive votes required).
 2. Deny Ordinance No. 24-08 for a rezoning to the R-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).
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ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-08