



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/19/2024

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**FOCUS AREA:** Economy, Community Development

**STAFF CONTACT:** Emily Carrillo, Senior Planner

**SUBJECT:** RZ24-0001: Rezoning and Preliminary Site Development Plan for Midland Care Connection; Applicant: Shawn Sullivan, Midland Care Connection, Inc.

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**TITLE:**

Consideration of Ordinance No. 24-09 (RZ24-0001), requesting approval of a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan for Midland Care Connection on approximately 3.89 acres; located southeast of College Boulevard and S. Ambassador Street. Planning Commission recommended approval 6 to 0.

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**SUMMARY:**

The applicant is requesting approval of a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District, with an associated preliminary site development plan for Midland Card Connections, Inc. The subject property is located southeast of College Boulevard and S. Ambassador Street. An associated final plat is also on this evening's agenda for City Council consideration.

The proposed development includes a one-story, 25,000 square foot medical office and clinic. The proposal meets UDO requirements for architecture, site design and landscaping. The proposal also meets the requirements of the North Ridgeview Road Corridor Overlay District through high-quality design, additional landscaping, and preservation of natural wooded areas.

One waiver is requested from UDO 18.20.260 pertaining to parking and paving requirements within the Ridgeview Overlay Corridor Guidelines. Staff is supportive of the waiver, as detailed in the attached Planning Commission packet.

While the future land use map of the PlanOlathe Comprehensive Plan designates this area as an Employment Area, the C-3 District is less intense than the existing BP District and more compatible with the surrounding residential neighborhoods. The C-3 District 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 Planning Commission held a public hearing on February 26, 2024, and no individuals spoke during the hearing. Staff recommended approval and the Planning Commission voted 6-0 to recommend approval of RZ24-0001 as presented.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

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1. Approve Ordinance No. 24-09 for a rezoning to the C-3 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-09 for a rezoning to the C-3 District (5 positive votes required).
3. Return the 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. 24-09