



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/19/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Taylor Vande Velde, Planner II

SUBJECT: RZ24-0002: Rezoning and Preliminary Site Development Plan for Evergreen Senior Living; Applicant; Applicant: Chris Osborn, Evergreen Living Innovations, Inc.

TITLE:

Consideration of Ordinance No. 24-10 (RZ24-0002), 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 Evergreen Senior Living on approximately 16.40 acres; located southeast of S. Ridgeview Road and W. 112th Street. Planning Commission recommended approval 6 to 0.

SUMMARY:

The applicant is requesting approval of a rezoning to the C-3 (Regional Center) District and a preliminary site development plan for Evergreen Senior Living, located southeast of Ridgeview Road and W. 112th Street on approximately 16.4 acres. The Evergreen facility will be relocating from their current location at 11875 S. Sunset Drive within the Johnson County campus. The proposed Continuing Care Retirement Facility is not permitted in the existing BP (Business Park) District and requires a rezoning.

The proposed development includes a one-story assisted living and skilled nursing facility with attached 3-story independent living units, as well as a detached 3 ½ story independent living building. The project also includes one-story townhomes with attached garages for independent living. Overall, the phased development consists of 183 residential units to allow seniors to age in place by transitioning from independent living to assisted living units within the same housing community. Several outdoor courtyards, walking trails, wheelchair-accessible swings, gazebos, and garden beds will be constructed as outdoor amenities for the residents.

The site meets UDO requirements for site design and landscaping and meets the requirements of the North Ridgeview Rd Corridor Overlay District through high-quality design and the incorporation of on-site 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.

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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