



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/21/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Emily Carrillo, Senior Planner

SUBJECT: RZ23-0011: Rezoning and preliminary site development plan for New Creation, Inc;
Applicant: Pamela Hanson, New Creation, Inc.

TITLE:

Consideration of Ordinance 24-17 (RZ23-0011), requesting approval of a rezoning from the M-2 (General Industrial) District to the C-2 (Community Center) District and a preliminary site development plan for New Creation, Inc. on approximately 0.73 acres; located at 504 E. Kansas City Road. Planning Commission recommended approval 7 to 0.

SUMMARY:

The applicant is requesting a rezoning from the M-2 (General Industrial) District to the C-2 (Community Center) District for New Creation, Inc. The property is located west of Kansas City Road and south of Spruce Street and is developed with an existing 3,214 square foot building.

New Creation Inc. is a nonprofit organization which purchased the property in 2023 for use as a meeting location and gathering space to support a variety of social service activities including food, counseling, and training for individuals recovering from substance abuse disorders.

The proposed use is categorized as '*Social Services*' in UDO Chapter 18.20.500 and is not permitted by right in the existing M-2 District. Staff advised that a rezoning would be necessary to accommodate the proposed use along with site improvements to the property. The subject property is designated as Urban Center / Downtown on the PlanOlathe Comprehensive Plan future land use map. The proposed zoning is consistent with this land use designation, and several policies of the Comprehensive Plan.

To ensure compatibility of land uses in the area and maintain compatibility with the nearby residences, staff is recommending a list of uses to be restricted on the property as provided in the Ordinance (Attachment C).

The applicant has made some exterior improvements since acquiring the structure, including painting and repair of the siding and entry canopy, and removal of bars from windows. Metal awnings above exterior doors and new signage will be incorporated. Site improvements include paving and striping the parking lot and replacing gravel areas with sod. Additional landscaping will be provided as a buffer to adjacent residential and to screen parking areas.

The public hearing was held on April 29, 2024, and no members of the public spoke. Additionally, staff has not received any correspondence from nearby property owners regarding this application. Staff recommends approval, and following the public hearing, the Planning Commission voted 7-0 to recommend approval of RZ23-0011 as stipulated.

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FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-17 for a rezoning to the C-2 District as recommended by the Planning Commission (4 positive votes required).
 2. Deny Ordinance No. 24-17 for a rezoning to the C-2 District (five 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. 24-17