



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 6/4/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Andrea Fair, Planner II

SUBJECT: RZ24-0007: Rezoning and preliminary site development plan for Primrose School of Olathe; Applicant: David Wallace, Primrose Schools

TITLE:

Consideration of Ordinance No. 24-21 (RZ24-0007), requesting approval of a rezoning from the RP-1 (Planned Single-Family), CP-1 (Planned Retail Business), and the CP-O (Planned Office) Districts to the C-1 (Neighborhood Center) District and a preliminary site development plan for Primrose School of Olathe on approximately 3.74 acres; located southwest of W. 158th Street and S. Hunter Street. Planning Commission recommended approval 8 to 0.

SUMMARY:

The applicant is requesting approval of a rezoning to the C-1 (Neighborhood Center) District and a preliminary site development for Primrose School of Olathe, located southwest of W. 158th Street and S. Hunter Street. The applicant is requesting to rezone this property to allow for neighborhood-focused commercial uses on both lots and to align the zoning with the larger Asbury Centre development.

The preliminary site development plan includes two (2) commercial lots. A 13,545 square foot building for Primrose School of Olathe will be located on Lot 1. A future phase for Lot 2 includes a 10,800 square foot general commercial building which will require a revised preliminary site development plan when a specific user has been identified.

Three (3) waivers are requested as detailed in Section 9 of the attached Planning Commission Packet (Attachment A), pertaining to glass percentages, parking requirements and building setbacks, of which staff is supportive.

The proposal aligns with several policies of the PlanOlathe Comprehensive Plan and meets the Golden Criteria as outlined in the Planning Commission Packet. While the subject property is designated as Conventional Neighborhood on the PlanOlathe future land use map, the requested C-1 District is compatible with the existing commercial zoning of the surrounding properties within Asbury Centre.

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 public hearing was held on May 13, 2024, and no individuals spoke during the hearing. Staff recommends approval, and following the public hearing, the Planning Commission voted 8-0 to recommend approval of RZ24-0007 as stipulated.

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FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-21 for a rezoning to the C-1 District as recommended by the Planning Commission (4 positive votes required).
 2. Deny Ordinance No. 24-21 for a rezoning to the C-1 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. 24-21