



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 6/4/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Andrea Fair, Planner II

SUBJECT: RZ24-0009: Rezoning and preliminary site development plan for Olathe Family Dental;
Applicant: Joshua Kiene, Kiene Dental Group

TITLE:

Consideration of Ordinance No. 24-22 (RZ24-0009), requesting approval of a rezoning from the from the R-1 (Single-Family) and the CP-3 (Planned Community/Corridor Business) Districts to the C-1 (Neighborhood Center) District and a preliminary site development plan for Olathe Family Dental on approximately 0.74 acres; located at 355 S. Parker 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 preliminary site development for Olathe Family Dental. The property is located west of Parker Street and north of Elm Street and is currently developed with a 3,938 square foot car wash facility. Olathe Family Dental will be converting the existing car wash into a dental office and relocating from their current location at 450 S. Parker Street.

The proposed use is classified as *Medical Office* and requires rezoning from the R-1 District to accommodate the proposed use. The subject property is designated as Neighborhood Center on the PlanOlathe Comprehensive Plan future land use map. The proposed C-1 District directly aligns with this land use designation and surrounding zoning districts, as well as 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 is proposing various site and building improvements. Each façade will be repaired and refinished to modernize the structure and infill the vehicle bays with glazing. Site improvements include removing accessory structures, reducing the amount of impervious surface, and adding additional landscaping throughout the site to meet UDO requirements.

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 RZ24-0009 as stipulated.

FINANCIAL IMPACT:

None

MEETING DATE: 6/4/2024

ACTION NEEDED:

1. Approve Ordinance No. 24-22 for a rezoning to the C-1 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-22 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).

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-22