



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 7/2/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Taylor Vande Velde, Planner II

SUBJECT: RZ24-0008: Rezoning and Preliminary Site Development Plan for Living Hope Church; Applicant: Lance Onstott, Professional Engineering Consultants.

TITLE:

Consideration of Ordinance No. 24-26 (RZ24-0008), requesting approval of a rezoning from the CTY RUR (County Rural) and CP-2 (Planned General Business) Districts to the C-2 (Community Center) District and a preliminary site development plan for Living Hope Church of the Nazarene on approximately 20.72 acres; located northwest of W. 175th Street. and S. Ridgeview Road. Planning Commission recommended approval 8 to 0.

SUMMARY:

The applicant is requesting approval of a rezoning to the C-2 (Community Center) District and a preliminary site development plan for Living Hope Church of the Nazarene (LHCN) on 24.72 acres located in the northwest corner of W. 175th Street and S. Ridgeview Road.

LHCN intends to construct an outdoor park and gathering space on approximately 2.5 acres of property adjacent to their existing church building along W. 175th St. The park includes a playground, splash pad, four (4) pickleball courts, walking trail, canopies, and parking for church congregation activities on Lots 1 and 2. A conceptual layout for the entire 24.72-acre site was provided depicting eight (8) commercial lots with internal roadways and access drives providing an opportunity for commercial development at this corner while maintaining church activities.

While the park is primarily intended for congregation use, it will also be open to the public meeting several goals of the City's Parks and Recreation Master Plan. The proposal also aligns with several policies of the PlanOlathe Comprehensive Plan and meets the Golden Criteria as outlined in the Planning Commission Packet (Attachment A). The future land use map of the PlanOlathe Comprehensive Plan designates the property as Neighborhood Center, which aligns with the proposed C-2 District.

The public hearing was held on June 10, 2024, and one (1) individual spoke during the hearing expressing concerns outlined in the Planning Commission Minutes (Attachment B) including the hours of operation and traffic. The Planning Commission provided direction for greater clarity to be provided regarding the hours of operation and lighting.

Following the Planning Commission meeting, the applicant worked in collaboration with staff and agreed to add a stipulation for the hours of operation for the pickleball courts. Staff is recommending an additional stipulation be included with the preliminary site development to include:

1. *Hours of operation for the Pickleball Courts are limited from 7:00 am to 10:00 pm every day.*

These hours align with the City's hours of operation for public parks with similar recreational facilities. Additionally, the applicant will provide timed lighting for the pickleball courts consistent with the hours of operation and meet UDO requirements for lighting next to residential property. Staff is amenable to these solutions to reduce the impact on the surrounding residents.

Staff recommends approval, and following the public hearing, the Planning Commission voted 8-0 to recommend approval of RZ24-0008 as stipulated.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-26 for a rezoning to the C-2 District as recommended by the Planning Commission (4 positive votes required).
2. Deny Ordinance No. 24-26 for a rezoning to the C-2 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. 24-26