



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 7/2/2024

FOCUS AREA: Economy, Community Development

STAFF CONTACT: Andrea Fair, Planner II

SUBJECT: RZ24-0010: Rezoning and Preliminary Site Development Plan for Carson Street Storage; Applicant: Judd Claussen, Phelps Engineering Inc.

TITLE:

Consideration of Ordinance No. 24-27 (RZ24-0010), requesting approval of a rezoning from the R-1 (Residential Single-Family) and M-2 (General Industrial) Districts to the M-2 (General Industrial) District and a preliminary site development plan for Carson Street Storage on approximately 9.37 acres; located at 20550 W 159th Street. Planning Commission recommended approval 8 to 0.

SUMMARY:

The applicant is requesting approval of a rezoning to the M-2 (General Industrial) District and preliminary site development for Carson Street Storage. The property is located north of W. 159th Street and east of Interstate 35 and is currently developed with a vacant? residential structure.

The proposed use is classified as *Truck Maintenance and Storage Facility* and the subject property is designated as Industrial Area and Primary Greenway on the PlanOlathe Comprehensive Plan Future Land Use Map. The proposed M-2 District, and preservation of stream corridor areas, directly align with this land use designation and surrounding zoning districts, as well as several policies of the Comprehensive Plan.

The preliminary site development plan includes two (2) lots. A 16,400 square foot industrial building will be located on Lot 1, adjacent to 159th Street. A 27,000 square foot industrial building for truck maintenance and storage will be located on Lot 2 at the north end of the site. Both lots accommodate truck parking and all outdoor truck parking areas are screened from public roadways.

One (1) waiver is requested as detailed in Section 9 of the attached Planning Commission Packet (Attachment A), pertaining to Site Design Category 6 setback requirements from residential zoning districts, which staff is supportive of.

To ensure compatibility of land uses in the area, and due to visibility from an arterial roadway, staff is recommending a list of uses to be restricted on the property as provided in the Ordinance (Attachment C). These use restrictions align with those on adjacent industrial properties.

The public hearing was held on June 10, 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 RZ24-0010 as stipulated.

FINANCIAL IMPACT:

None

MEETING DATE: 7/2/2024

ACTION NEEDED:

1. Approve Ordinance No. 24-27 for a rezoning to the M-2 District as recommended by the Planning Commission (four positive votes required).
2. Deny Ordinance No. 24-27 for a rezoning to the M-2 District (five 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 (four positive votes required).

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-27