



City of Olathe

Legislation Details (With Text)

File #: G18-477

Type: New Business-Public Works **Status:** Agenda Ready

File created: 12/11/2018 **In control:** City Council

On agenda: 1/8/2019 **Final action:** 1/8/2019

Title: Consideration of Ordinance No. 19-02, RZ18-0019, requesting approval for a rezoning from R-1 and AG to R-1 District and preliminary site development plan for Beautiful Savior Lutheran Church on 2.75 ± acres; located at 13145 S. Black Bob Road. Planning Commission recommends approval 7-0.

Sponsors: Aimee Nassif, Kim Hollingsworth

Indexes:

Code sections:

Attachments: 1. Attachment A Planning Commission Packet 19.pdf, 2. Attachment B Planning Commission Minutes.pdf, 3. Attachment C Ordinance 19-02.pdf

Date	Ver.	Action By	Action	Result
1/8/2019	1	City Council	approved	Pass

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Kim Hollingsworth, Senior Planner

SUBJECT: RZ18-0019: Rezoning for Beautiful Savior Lutheran Church, Applicant: Judd Claussen, P.E., Phelps Engineering, Inc.

ITEM DESCRIPTION:

Consideration of Ordinance No. 19-02, RZ18-0019, requesting approval for a rezoning from R-1 and AG to R-1 District and preliminary site development plan for Beautiful Savior Lutheran Church on 2.75 ± acres; located at 13145 S. Black Bob Road. Planning Commission recommends approval 7-0.

SUMMARY:

The applicant is requesting a rezoning from R-1 (Residential Single-Family) and AG (Agricultural) to R-1 and a preliminary site development plan for Beautiful Savior Lutheran Church located at 13145 S. Black Bob Road. A building expansion of 59,520 square feet is planned to accommodate an expanded fellowship hall, classrooms, gymnasium, parking area and pedestrian amenities within the overall 7.40-acre site. A preliminary site development plan, PR18-0045, was submitted as a separate application but was reviewed simultaneously with the rezoning request. The preliminary site plan documents and minutes from the Planning Commission are included as attachments in the City Council packet.

Uses permitted within the R-1 District including the proposed church facilities are appropriate for the subject property given the existing conditions and relationship to surrounding properties. Approval of the rezoning would establish consistent site standards and permitted uses for the entire property owned by the church. A neighborhood meeting was held on November 1, 2018 with no attendees and the applicant met the public notice requirements.

On December 10, 2018, the Planning Commission voted 7-0 to recommend approval of RZ18-0019 as presented with stipulations listed in the meeting minutes. No individuals spoke in support or

opposition to the proposal during the Planning Commission hearing.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Approve Ordinance No. 19-02 for a rezoning from the R-1 and AG to the R-1 District as recommended by the Planning Commission.
2. Deny Ordinance No. 19-02 for a rezoning from the R-1 and AG to the R-1 District.
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.

ATTACHMENT(S):

Attachment A: Planning Commission Packet
Attachment B: Planning Commission Minutes
Attachment C: Ordinance No. 19-02