



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 4/7/2020

DEPARTMENT: Public Works, Planning Division

STAFF CONTACT: Kim Hollingsworth, Senior Planner

SUBJECT: RZ19-0023: Rezoning and a Preliminary Site Development Plan for Chinmaya Mission;
Applicant: Rajasree Prakash, Chinmaya Mission Kansas City

ITEM DESCRIPTION:

Consideration of Ordinance No. 20-08, RZ19-0023, requesting approval for a rezoning from BP (Business Park) District to C-2 (Community Center) District and preliminary site development plan for Chinmaya Mission on 16.13 ± acres; located southwest of 153rd Street and Pflumm Road. Planning Commission recommends approval 7 to 0.

SUMMARY:

The applicant is requesting a rezoning from the BP (Business Park) District to the C-2 (Community Center) District and a preliminary site development plan for Chinmaya Mission located southwest of 153rd Street and Pflumm Road. An assembly space and classroom building totaling 15,612 square feet, pedestrian amenities and parking area are planned within the overall 16.13-acre site.

The proposed development is more compatible with the scale, building height, massing, and open space within the surrounding neighborhood than the character and uses typically developed through the existing BP District. Due to the proximity of the proposed district to the R-1 (Residential Single-Family) District to the west, the applicant and staff have collaborated on several uses which will be prohibited as detailed within the attached Ordinance. These prohibited uses are being excluded from the district because they are incompatible with the character of the surrounding residential neighborhood and the applicant is in agreement.

The applicant met all public notice requirements and a neighborhood meeting was held on February 3, 2020 with 11 individuals in attendance. Topics discussed during the neighborhood meeting included questions regarding future expansion of the buildings, drainage, widening of Pflumm Road and screening along the west property line.

Significant screening is planned along the west property boundary through a 30-foot wide buffer area planted with a double row of evergreen trees on a five-foot tall berm. The building is setback approximately 624 feet from the west property boundary and is separated through a 133-foot-wide gas pipeline easement extending the full length of the property. Additionally, the site plan exceeds Site Design Category 4 requirements and the proposed building contains significant amounts of glass and limestone.

On March 9, 2020, the Planning Commission voted 7-0 to recommend approval of RZ19-0023 as presented with stipulations listed in the meeting minutes. After City Council consideration, the application must be reviewed by the Johnson County Airport Commission and the Board of County

MEETING DATE: 4/7/2020

Commissioners due to the proximity of the Johnson County Executive Airport.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 20-08 for a rezoning from the BP District to the C-2 District as recommended by the Planning Commission.
 2. Deny Ordinance No. 20-08 for a rezoning from the BP District to the C-2 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.
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ATTACHMENT(S):

A: Planning Commission Packet
B: Planning Commission Minutes
C: Ordinance No. 20-08