



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 1/5/2021

FOCUS AREA: Economy, Planning Division

STAFF CONTACT: Emily Carrillo, Senior Planner

SUBJECT: RZ20-0008: Rezoning from CTY RUR (County Rural) District to M-2 (General Industrial) District for Lone Elm Commerce Center Parcel, Applicant: Rob Heise, Meyer Companies, Inc.

ITEM DESCRIPTION:

Consideration of Ordinance No. 21-01, RZ20-0008, Request approval for rezoning from CTY RUR (County Rural) District to M-2 (General Industrial) District for Lone Elm Commerce Center Parcel on approximately 2.85 acres; located at 22310 W. 167th Street. Planning Commission recommends approval 8 to 0.

SUMMARY:

The applicant is requesting a rezoning from the CTY-RUR (County Rural) District to the M-2 (General Industrial) District for the Lone Elm Commerce Center located at 22310 W. 167th Street.

This rezoning is necessary to accommodate the development of Lone Elm Commerce Center industrial park that this 2.85-acre tract will become a part of. Due to its small size, this lot will be developed under a preliminary plan for the larger area.

The proposed district is consistent with the surrounding zoning districts, providing continuation of an already established M-2 District and established industrial area. The proposed rezoning is compatible with the Golden Criteria as established in the Unified Development Ordinance and aligns with the PlanOlathe Comprehensive Plan. Additionally, the proposed district meets the goals of the Olathe 2040 Strategic Plan by discouraging sprawl patterns and promoting infill and reinvestment in buildable areas, by developing distinct employment districts, and reinvesting in existing industrial areas.

During the Planning Commission meeting on December 14, 2020, the Planning Commission voted 8-0 to recommend approval of RZ20-0008 as presented. No members of the public spoke during the hearing.

FINANCIAL IMPACT:

None.

ACTION NEEDED:

1. Approve Ordinance No. 21-01 for a rezoning from the CTY-RUR District to the M-2 District as recommended by the Planning Commission.
 2. Deny Ordinance No. 21-01 for a rezoning from the CTY-RUR District to the M-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. 21-01