



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 1/5/2021

FOCUS AREA: Economy, Planning Division

STAFF CONTACT: Kim Hollingsworth, Senior Planner

SUBJECT: RZ20-0009: Rezoning and Revised Preliminary Site Development Plan for Sunnybrook Commercial Center, Applicant: Todd Allenbrand, Payne & Brockway

ITEM DESCRIPTION:

Consideration of Ordinance No. 21-02, RZ20-0009, requesting approval for a rezoning from the CP-2 (Planned General Business), R-4 (Residential Medium-Density Multifamily), AG (Agricultural), and CTY RUR (County Rural) Districts to the C-2 (Community Center) District and revised preliminary site development plan for the Sunnybrook Commercial Center on approximately 19.23 acres; located in the vicinity of W. 119th Street and Lone Elm Road. Planning Commission recommends approval 7 to 0.

SUMMARY:

The applicant is requesting a rezoning and revised preliminary site development plan for the Sunnybrook Commercial Center. The rezoning consolidates four existing districts into one commercial district for the entire property which adds approximately 3 acres of new commercial zoning. A related rezoning application is also under consideration on this agenda for a rezoning from the CP-2 District to the R-4 District (RZ20-0010), to accommodate a senior living facility, on the property immediately to the west.

The proposal includes two multi-tenant buildings and seven outparcels with a total of 89,100 square feet of building area. Access will be provided from 119th Street and from Lone Elm Road at its intersection with 117th Street. The development will follow all site design and the architecture standards of UDO Section 18.15 and the K-7 Corridor Design Guidelines. Once specific tenants are identified, the applicant will submit revised preliminary site development plans for all outparcel lots with full architectural and site design details.

The property is located within the K-7 Corridor Study Area and aligns with the Commercial Local designation of the study's Future Land Use Map which calls for retail and service uses that serve surrounding neighborhoods. The attached Ordinance includes a list of prohibited uses the applicant is amenable to.

Following the neighborhood meetings, staff spoke with two residents regarding land uses and traffic. The public hearing was then held on December 14, 2020 and no members of the public spoke. The Planning Commission voted 7-0 to recommend approval of RZ20-0009 as presented.

FINANCIAL IMPACT:

None.

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ACTION NEEDED:

1. Approve Ordinance No. 21-02 for a rezoning to the C-2 District as recommended by the Planning Commission.
2. Deny Ordinance No. 21-02 for a rezoning to the C-2 District.
3. Return the zoning amendment 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):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 21-02