



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 1/5/2021

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**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Kim Hollingsworth, Senior Planner

**SUBJECT:** RZ20-0010: Rezoning and Revised Preliminary Site Development Plan for Sunnybrook Senior Living, Applicant: Todd Allenbrand, Payne & Brockway

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### ITEM DESCRIPTION:

Consideration of Ordinance No. 21-03, RZ20-0010, requesting approval for a rezoning from the CP-2 (Planned General Business) District to the R-4 (Residential Medium-Density Multifamily) District and a preliminary site development plan for the Olathe Senior Living Community on approximately 9.91 acres; located in the vicinity of S. Sunnybrook Boulevard and W. 119<sup>th</sup> Street. Planning Commission recommends approval 7 to 0.

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### SUMMARY:

The applicant is requesting a rezoning and preliminary site development plan for the Olathe Senior Living Community. The proposed 99,823 square foot building includes a mix of unit types including 91 independent living apartments, 44 assisted living units, and 16 memory care units. Access to the development will be provided from Sunnybrook Boulevard and from an access drive off 119th Street. A related rezoning application is also under consideration on this agenda for a rezoning to the C-2 District (RZ20-0009), to accommodate commercial development, on the property immediately to the east.

The request meets many elements of the City's Communities for All Ages Initiative through its range of amenity options, living accommodations, limited slope walking surfaces, and significant pedestrian connections. Additionally, it complies with several PlanOlathe Comprehensive plan policies including addressing housing needs of the aging population and locating higher-density housing near commercial centers.

The property is also located in the K-7 Corridor Study Area and follows all K-7 Corridor Design Guidelines. The Study also provides that land use proposals should follow market demands and trends, and this proposal aligns with the nationwide trend towards more quality senior living communities, especially in proximity to commercial services.

The public hearing was held on December 14, 2020 and no members of the public spoke. The Planning Commission voted 7 to 0 to recommend approval of RZ20-0010 as presented.

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### FINANCIAL IMPACT:

None

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### ACTION NEEDED:

1. Approve Ordinance No. 21-03 for a rezoning to the R-4 District as recommended by the

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Planning Commission.

2. Deny Ordinance No. 21-03 for a rezoning to the R-4 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.

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**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 21-03