



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 4/20/2021

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**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Zachary Moore, Planner II

**SUBJECT:** RZ21-0005: Rezoning and Preliminary Site Development Plan for FedEx Olathe - Project 4, Applicant: Clay Vanice, Jones Development Co.

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**ITEM DESCRIPTION:**

Consideration of Ordinance No. 21-14, RZ21-0005, requesting approval for a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for FedEx Olathe - Project 4 on approximately 6.11 acres; located along the south side of 167<sup>th</sup> Street, just east of Hedge Lane. Planning Commission recommends approval 7-0.

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**SUMMARY:**

The applicant is requesting a rezoning and preliminary site development plan for FedEx Olathe. The preliminary site development plan includes a 137-stall parking lot for trucks and truck trailers that will serve the existing FedEx facility to the north. The proposal includes security fencing around the parking lot and landscaping that exceeds UDO requirements. Access to the subject property will be provided internally through the existing FedEx development through a private drive from the north. A related rezoning application is also under consideration on this agenda for a rezoning to the M-2 District (RZ21-0004), to accommodate a truck trailer parking lot on property to the northwest.

The subject property is designated as Industrial Area on the future land use map of PlanOlathe, the City's Comprehensive Plan. Industrial areas are primarily designated for more intensive industrial uses, including manufacturing, assembly, and distribution. The proposed M-2 zoning district and use of a truck trailer parking lot align with this future land use map designation.

The public hearing was held on March 22, 2021 and no members of the public spoke. The Planning Commission voted 7-0 to recommend approval of RZ21-0005 as presented.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Approve Ordinance No. 21-14 for a rezoning to the M-2 District as recommended by the Planning Commission.
  2. Deny Ordinance No. 21-14 for a rezoning to the M-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.
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**ATTACHMENT(S):**

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- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 21-14