



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 5/4/2021

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**FOCUS AREA:** Economy, Planning Division

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

**SUBJECT:** RZ21-0006: Zoning Amendment and Revised Preliminary Site Development Plan for Charlie's Car Wash, Applicant: Don Boos, Blue Beacon Real Estate

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### ITEM DESCRIPTION:

Consideration of Ordinance No. 21-18, RZ21-0006, requesting approval for a zoning amendment to Ordinance 06-54 and a revised preliminary site development plan for Charlie's Car Wash on approximately 2.13 acres; located at 13512 S. Black Bob Road. Planning Commission recommends approval 7-0.

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### SUMMARY:

The applicant is requesting a zoning amendment and revised preliminary site development plan for Charlie's Car Wash to allow for the addition of outdoor self-serve vacuum stations. The preliminary site development plan includes redevelopment of a 20-stall parking lot and the addition of 12 self-service vacuum stations at the north of the property. When the subject property was rezoned to the CP-3 District in 2006, a stipulation was included restricting the location of all car wash and detail services to be inside the building; however, with industry improvements, concerns regarding this use have been addressed. In addition, an accessory structure to house the mechanical equipment will be provided just southwest of the vacuum stations and will be clad entirely with masonry materials. Existing landscaping along 135<sup>th</sup> Street will remain and additional landscaping will be planted around the perimeter of the redeveloped parking lot and vacuum station area.

The subject property is designated as Commercial Corridor on the future land use map of PlanOlathe, the City's Comprehensive Plan. This ordinance amendment also meets all UDO requirements.

The public hearing was held on April 12, 2021 and no members of the public spoke. The Planning Commission voted 7-0 to recommend approval of RZ21-0006 as presented.

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### FINANCIAL IMPACT:

None.

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### ACTION NEEDED:

1. Approve Ordinance No. 21-18 for a zoning amendment to the Ordinance 06-54 as recommended by the Planning Commission.
  2. Deny Ordinance No. 21-18 for a zoning amendment to Ordinance 06-54.
  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. 21-18