



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 2/6/2024

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**FOCUS AREA:** Economy, Planning Division

**STAFF CONTACT:** Emily Carrillo, Senior Planner

**SUBJECT:** RZ23-0014: Rezoning and Preliminary Site Development Plan for The Olathe Group addition; Applicant: James Boldt, DocE Properties, LLC

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**TITLE:**

Consideration of Ordinance No. 24-04, RZ23-0014, requesting approval of a rezoning from the C-2 (Community Center) District to the D (Downtown, Mixed Use) District and a preliminary site development plan for The Olathe Group addition on approximately 0.16 acres; located at 222 S. Kansas Avenue. Planning Commission recommended approval 9 to 0.

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**SUMMARY:**

The applicant is requesting approval of a rezoning from the C-2 (Community Center) District to the D (Downtown, Mixed-Use) District, with an associated preliminary site development plan for the Olathe Group. The subject property is located at 222 S. Kansas Avenue in downtown Olathe.

The Olathe Group has outgrown their current meeting space and is looking to expand. Meetings are held twice daily, seven days a week at this location. The associated preliminary site development plan includes an 800 square foot building addition that will be ADA accessible and provide adequate meeting space for larger groups, up to 40 people. The rezoning is necessary to allow for an expansion of the existing use. Staff is supportive of the request to rezone the subject property to the D (Downtown, Mixed-Use) District in alignment with the PlanOlathe Comprehensive Plan and the Envision Olathe Downtown Plan.

The Planning Commission held a public hearing on January 08, 2024, and no individuals spoke during the hearing. Staff recommended approval and the Planning Commission voted 9-0 to recommend approval of RZ23-0014 as presented.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Approve Ordinance No. 24-04 for a rezoning to the D District as recommended by the Planning Commission (4 positive votes required).
  2. Deny Ordinance No. 24-04 for a rezoning to the D District (5 positive votes required).
  3. Return the application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove (4 positive votes required).
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**ATTACHMENT(S):**

- A. Planning Commission Packet
  - B. Planning Commission Minutes
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C. Ordinance No. 24-04