



PLANNING COMMISSION MEETING

May 22, 2017

FINAL AGENDA

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
QUORUM ACKNOWLEDGEMENT**

CONSENT AGENDA

<p>1. Standing approval of the Minutes as written from the April 24, 2017 Planning Commission meeting - Cases: <i>P-17-017, RZ-17-003, PR-17-004</i></p>
<p>2. <u>P-17-018</u>: Request approval for a final plat for Spruce Business Center (a replat of Lots 9 and 10, Mid-America Industrial Park Second Addition) containing 1 lot consisting of 4.59± acres; located approximately 500 feet northeast of the Ridgeview Road and Spruce Street intersection.</p> <p>Owner/ Developer: Russell Leitch/Dkota Investments, Inc. Engineer: Todd Allenbrand/Payne & Brockway</p>
<p>3. <u>PR-17-015</u>: Request approval for a preliminary site development plan for distribution warehouse (Frito Lay) in Spruce Industrial Park containing 4.59± acres; located northeast of the Ridgeview Road and Spruce intersection.</p> <p>Owner: Russell Leitch/Dkota Investments, Inc. Applicant: Todd Allenbrand/Payne & Brockway Engineer: Mark Huggins/Payne & Brockway</p>
<p>4. <u>PR-17-016</u>: Request approval for a final site development plan for Rawhide Harley-Davidson, Spruce Industrial Park containing 4.2± acres; located in the vicinity of Prairie Street and Spruce Street.</p> <p>Owner: Dave Veracka/Rawhide Real Estate, LLC Applicant: Eric Hughes/Strickland Construction Engineer: Judd Claussen/Phelps Engineering, Inc.</p>
<p>5. <u>P-17-023</u>: Request approval for a final plat for The Woods at Prairie Haven containing 41 lots and 4 tracts on 16.9± acres; located in the vicinity of 135th Street and Hedge Lane.</p> <p>Owner/Developer: Greg Prieb/T.L.T., LLC Engineer: Tim Tucker/Phelps Engineering, Inc.</p>
<p>6. <u>PR-17-017</u>: Request a final site development plan for Aldi Grocery Store Remodel in Northridge Plaza containing 5.97± acres; located at 15290 West 119th Street.</p> <p>Owner/Applicant: Ryan Stemmons/Aldi, Inc. Engineer: Sam Malinowsky/Kaw Valley Engineering, Inc.</p>



In compliance with the Americans with Disabilities Act, the City of Olathe will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 913-971-8521 a minimum of 48 hours prior to the meeting.

7. P-17-025: Request a *minor plat* for Villas at Sunnybrook 17th Plat consisting of 4 units and 1 tract containing 0.664± acres; located in the vicinity of 119th Street and Lone Elm Road.

Owner/Applicant: Clay Blair, III/Dennis Patterson, Sunnybrook Homes, LLC
Engineer: Dave A. Rinne/Schlagel and Associates

REGULAR AGENDA - New Business

PUBLIC HEARING

1. RZ-16-022: Request approval for rezoning 6.21± acres from CP-2 (Community Center) to R-3 (Residential Low-Density Multi-family) and preliminary development plan for **Parkview Townhomes**; located in the vicinity of Harold Street and Parker Street.

Owner: Greg Prieb II/Parkview Townhomes, LLC
Applicant/Engineer: Todd Allenbrand/Payne & Brockway

(Continue to June 12, 2017 Planning Commission Meeting)

PUBLIC HEARING

2. RZ-17-004: Request approval for a rezoning from MP-1 to C-3 district and preliminary development plan for Tru by Hilton containing 1.5± acres; located in the vicinity of 117th Street, North of 119th Street and East of Blackbob Road.

Owner: Steve Caffey/Olathe 11904, LLC
Applicant: Deepak Parmar/Olathe Hospitality, LLC
Engineer: Judd Claussen/Phelps Engineering, Inc.

(Continue to June 12, 2017 Planning Commission Meeting)

PUBLIC HEARING

3. SU-17-002: Request approval for a special use permit for an outdoor athletic facility (Diamond B Sports) containing 5.15± acres; located at 19700 West 159th Street (approximately 1/10 mile east of US-169 Highway and 159th Street).

Owner: Mike Burrell/Diamond B Sports, LLC
Applicant/Engineer: Terry Uhl/Uhl Engineering, Inc.

4. P-17-019: Request approval for a final plat for **Diamond B Sports** containing 5.15± acres; located at 19700 West 159th Street (approximately 1/10 of a mile east of the US-169 Highway and West 159th Street intersection).

Owner: Mike Burrell/Diamond B Sports, LLC
Developer: Justin Long/JLC
Engineer: Terry Uhl/Uhl Engineering, Inc.

PUBLIC HEARING

5. RZ-17-005: Request approval for a rezoning from CTY RUR (County Rural) to R-1 (Single-family Residential) for Woodland Hills containing 34.57± acres; located in the vicinity of 115th Terrace and Woodland Road.

Owner: Richard Hoelting/Hoelting Holdings, LLC
Applicant: Greg Prieb/Prieb Homes
Engineer: Timothy Tucker/Phelps Engineering, Inc.

(Request to continue to June 12, 2017 Planning Commission Meeting)

ANNOUNCEMENTS - ADJOURNMENT