



OLATHE PLANNING COMMISSION WORKSHOP

July 23, 2018

5:45 PM

PLANNING COMMISSION CONFERENCE ROOM

(Meal Provided)

AGENDA

City Improvement Plan (CIP) update (*Matthew Randall*)

**See PLN18-0004 documents in the agenda packet*

Unified Development Ordinance amendments (*Aimee Nassif*)

If your schedule permits, please plan on a timely arrival so we can devote the time necessary to these important items.



Planning Commission Meeting
July 23, 2018 – 7:00 PM

FINAL AGENDA

CALL TO ORDER
PLEDGE OF ALLEGIANCE
QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

1. Standing approval of the minutes as written from the June 25, 2018 Planning Commission meeting.

2. **PLN18-0004**: Consideration of Resolution No. 18-001 finding that the 2019-2023 Capital Improvements Plan (CIP) is in conformity with the City of Olathe Comprehensive Plan, *PlanOlathe*.

Applicant: Matthew Randall; City of Olathe

3. **FP18-0024**: Request approval for a final plat for **Valley Ridge, Third Plat** containing 41 single-family lots and 5 common tracts on 20.87± acres; located approximately ¼ mile south of College Boulevard and 1/3 mile west of Clare Road.

Owner \ Applicant: John Duggan; 30th Plat of Cedar Creek, LLC
Engineer: David A. Rinne, PS; Schlagel & Associates, P.A.

4. **FP18-0025**: Request approval for a final plat for **The Village Cooperative of Olathe** containing 1 multi-family lot and 1 common tract on 4.87± acres; located at the northwest corner of W. 133rd Street and Greenwood Street.

Owner: Janice C. Claerhout, Trustee -Paul Schlagel Revocable Trust
Applicant: Shane Wright and Andrew Schaefer - Real Estate Equities Development, Inc.
Engineer: Jeffrey Skidmore, P.E. - Schlagel & Associates, P.A.

5. **FP18-0026**: Request approval for a final plat for **Johnson County Courthouse II** containing 1 lot on 6.64± acres; located at the northeast corner of Santa Fe Street and Kansas Avenue.

Owner \ Applicant: Board of County Commissioners, Johnson County, Kansas
Engineer: Bob Layton; Allenbrand-Drews & Associates, Inc.



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.

6. **MP18-0007:** Request approval for a minor plat for **Townhomes at Fairfield Village, Forty-Third Plat** containing 3 lots on .28± acres; located in the vicinity of 168th Place and Kimble Street.

Owner / Applicant: Gary Jones; Fairfield Courts, LLC
Engineer: Harold Phelps, P.E.; Phelps Engineering, Inc.

7. **MP18-0008:** Request approval for a minor plat for **Valley Ridge, Replat of Lot 12** containing 1 lot on 0.71± acres; located at 24888 W. 114th Street..

Owner: Mahfooz Azam and Yasmin Azam
Applicant: John Duggan; Cedar Creek Development Co., Inc.
Engineer: David A. Rinne, PS; Schlager & Associates, P.A.

8. **MP18-0009:** Request approval for a minor plat for **Valley Ridge, Replat of Lot 19** containing 1 lot on 0.45± acres; located at 11342 S. Houston Street.

Owner: Naeem Qaisar and Rehana Qaisar
Applicant: John Duggan; Cedar Creek Development Co., Inc.
Engineer: David A. Rinne, PS; Schlager & Associates, P.A.

9. **MP18-0010:** Request approval for a minor plat for **Olathe Soccer Complex, 2nd Plat a replat of all of Lot 1 and part of Tract A)** containing 1 lot on 2.83± acres; located in the vicinity of 105th Street and Ridgeview Road.

Owner: Tom Koeningsfeld; MoKan Hospitality, LLC
Applicant: Michael A. Christie; OSC, LLC
Engineer: Todd Allenbrand; Payne & Brockway, PA

REGULAR AGENDA New Business

1. **PR18-0025:** Request approval for a revised preliminary site development plan for **360 Gymnastics - Building Addition** on 1.88± acres; located at 431 N. Lindenwood Drive.

Owner / Applicant: Eric Smith - 360 Gymnastics Real Estate LLC
Architect: Joe Stewart - Joe Stewart Architect

2. **SU18-0005:** Request approval for a Special Use Permit to allow the keeping of more than four (4) dogs in the Single Family Residential (R-1) District, specifically located at **1512 E. Frontier Lane.**

Owner \ Applicant: Roy Ingelse

Applicant requested a continuance to a future Planning Commission meeting.

3. **RZ18-0011:** Request approval for a rezoning from CP-2 and RP-3 to C-2 District and preliminary site development plan for **Boulder Creek Commercial** on 17.97± acres; located at the southwest corner of 167th Street and Mur-Len Road.

Owner \ Applicant: Travis Schram; Grata Development, L.L.C.
Engineer: Mark A. Breuer; Schlager & Associates, P.A.

Applicant requested a continuance to a future Planning Commission meeting.

4. **RZ18-0014**: Request approval for a rezoning from BP (Business Park District) to C-4 (Corridor Commercial District) and a preliminary site development plan for **Elite Sports**; specifically located at 2115 E. Kansas City Road.

Owner: Greg Norris; NorthPoint Development
Applicant \ Engineer: Kate Pfefferkorn-Mansker, PE; Pfefferkorn Engineering & Environmental, LLC
Architect: Erin Bardon; BNB Design

A continuance to the August 13, 2018 Planning Commission meeting is required.

5. **UDO18-0001**: Unified Development Ordinance amendments, Phase one

Applicant: City of Olathe, Public Works - Planning Division
Staff Contact: Aimee Nassif, Chief Planning and Development Officer
Shelby Ferguson, Planning Consultant

A continuance to a future Planning Commission meeting is required.

6. **RZ18-0010**: Request approval for a rezoning from RP-3 to R-4 District for **Lone Elm Senior Apartments** on 0.75± acres; located along the west side of Lone Elm Road at 116th Terrace.

Owner: Mark W. McKinzie; Sunnybrook Management Company, LLC
Applicant: William F. McCroy, Jr.; JC Mullican Development Group, LLC
Engineer: Daniel Foster, PLA; Schlager & Associates, P.A.

PUBLIC HEARING

7. **PR18-0035**: Request approval for a revised preliminary site development plan for **Lone Elm Senior Apartments**; located along the west side of Lone Elm Road at 116th Terrace.

Owner: Mark W. McKinzie; Sunnybrook Management Company, LLC
Applicant: William F. McCroy, Jr.; JC Mullican Development Group, LLC
Engineer: Daniel Foster, PLA; Schlager & Associates, P.A.

PUBLIC HEARING

8. **RZ18-0012**: Request approval for a rezoning from CP-2 and CP-3 Districts to Planned District (PD) and preliminary site development plan for **Bach Homes Development** on 17.31± acres; located at the southwest corner of 127th Street and Mur-Len Road.

Owner: Mur-Len 127, LLC
Applicant: Nick Mason; Bach Homes
Engineer: Brad Sonner; Olsson Associates

PUBLIC HEARING

9. **RZ18-0013**: Request approval for a rezoning from R-2 District to C-2 District and preliminary site development plan for **Kiddi Kollege** on 1.97± acres; located at the southeast corner of W. 165th Street and W. 167th Street.

Owner: Travis Schram; Grata Development
Applicant: John Kopek; Kiddi Kollege
Engineer: Jeff Skidmore, PE; Schlager & Associates, P.A.

ANNOUNCEMENTS ADJOURNMENT