



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 1/8/2019

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**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Kim Hollingsworth, Senior Planner

**SUBJECT:** RZ18-0019: Rezoning for Beautiful Savior Lutheran Church, Applicant: Judd Claussen, P.E., Phelps Engineering, Inc.

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**ITEM DESCRIPTION:**

Consideration of Ordinance No. 19-02, RZ18-0019, requesting approval for a rezoning from R-1 and AG to R-1 District and preliminary site development plan for Beautiful Savior Lutheran Church on 2.75 ± acres; located at 13145 S. Black Bob Road. Planning Commission recommends approval 7-0.

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**SUMMARY:**

The applicant is requesting a rezoning from R-1 (Residential Single-Family) and AG (Agricultural) to R-1 and a preliminary site development plan for Beautiful Savior Lutheran Church located at 13145 S. Black Bob Road. A building expansion of 59,520 square feet is planned to accommodate an expanded fellowship hall, classrooms, gymnasium, parking area and pedestrian amenities within the overall 7.40-acre site. A preliminary site development plan, PR18-0045, was submitted as a separate application but was reviewed simultaneously with the rezoning request. The preliminary site plan documents and minutes from the Planning Commission are included as attachments in the City Council packet.

Uses permitted within the R-1 District including the proposed church facilities are appropriate for the subject property given the existing conditions and relationship to surrounding properties. Approval of the rezoning would establish consistent site standards and permitted uses for the entire property owned by the church. A neighborhood meeting was held on November 1, 2018 with no attendees and the applicant met the public notice requirements.

On December 10, 2018, the Planning Commission voted 7-0 to recommend approval of RZ18-0019 as presented with stipulations listed in the meeting minutes. No individuals spoke in support or opposition to the proposal during the Planning Commission hearing.

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**FINANCIAL IMPACT:**

None.

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**ACTION NEEDED:**

1. Approve Ordinance No. 19-02 for a rezoning from the R-1 and AG to the R-1 District as recommended by the Planning Commission.
  2. Deny Ordinance No. 19-02 for a rezoning from the R-1 and AG to the R-1 District.
  3. Return the rezoning 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):**

Attachment A: Planning Commission Packet

Attachment B: Planning Commission Minutes

Attachment C: Ordinance No. 19-02