



Staff Report

Planning Commission Meeting: May 11, 2026

Application:	<u>UDO26-0001</u>: Amendments to Title 18 Unified Development Ordinance Chapter 18.20 (UDO 18.20.260) pertaining to the North Ridgeview Road Overlay District
Applicant:	City of Olathe
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Overview

The Elevate Olathe Comprehensive Plan was adopted on April 21, 2026 including land use and design guidelines for areas of the city experiencing new growth and development. Staff reviewed the existing North Ridgeview Road Overlay District (UDO 18.20.260) and associated Design Guidelines for alignment with the Elevate Olathe Comprehensive Plan. On March 2, 2026, a joint discussion was held with the Planning Commission and City Council and direction was given for staff to pursue an amendment to the UDO for the Ridgeview Overlay District. This amendment removes overlapping and conflicting requirements between the new Comprehensive Plan and the Overlay District in order to promote development opportunities north of College Boulevard.

North Ridgeview Road Overlay

The North Ridgeview Road Overlay (the "Overlay") was adopted in 2001 (Ordinance 01-119) and later updated in 2002 (Ordinance 02-54). The Overlay includes the land area bounded by K-10 Highway to the north, the Burlington Northern Santa Fe Railroad to the west, 119th Street to the south, and the corporate limits of Olathe to the east.

The Overlay enacts zoning restrictions on properties that retain Agricultural zoning and enacts land use restrictions on office, select commercial and business park zoning districts. Development within the Overlay is also subject to Design Guidelines to ensure that high quality development occurs in the area (Resolution No. 01-1181). At the time of implementation, these design guidelines played an important role in guiding the appearance and quality of architecture in the corridor, as the Unified Development Ordinance (UDO) did not yet contain architectural and site design standards. Since that time, detailed architectural and site design standards were adopted into the UDO in 2014, creating consistent high-quality architectural standards across the City.

Elevate Olathe Comprehensive Plan

The Elevate Olathe Comprehensive Plan, adopted April of 2026 (Ord. 26-14), identifies areas north of College Boulevard along Ridgeview Road as part of the North Ridgeview Subarea, which encompasses the northern half of the existing Overlay (see maps below). The subarea plan contains specific recommendations on land use, transportation connections, trail connections, and site design. The images below show the boundaries of the existing North Ridgeview Road Overlay District and the new North Ridgeview Subarea.



Map of the Existing North Ridgeview Road Overlay (UDO)



Map of the North Ridgeview Subarea (Elevate Olathe)

The following is a summary of proposed amendments to the Overlay District and full redlines are included in the attached **Amendments Exhibit**.

UDO Proposal Summary

A summary of the proposed amendments to UDO 18.20.260 North Ridgeview Road Overlay is provided below and a full redline copy of the proposed updates is attached to this report.

1. Revise the North Ridgeview Road Overlay Boundary

Staff recommends revising the overlay boundary to exclude the land area north of College Boulevard, as this area is now guided by the North Ridgeview Subarea Plan of the Elevate Olathe Comprehensive Plan (Ord. 26-14). The land south of College Boulevard would remain subject to the adopted design guidelines, ensuring that new infill development or redevelopment within existing commercial centers maintains a consistent character, quality and style.

2. Remove Requirements for Agricultural Zones

The Overlay requires that land with Agricultural (AG) zoning be rezoned to only the O, C-1, C-3 or BP Districts. The only remaining land area with Agricultural (AG) zoning within

the Overlay is at the northwest corner of College Boulevard and Ridgeview Road. By removing all land area north of College Boulevard from the Overlay, these restrictions are no longer applicable and the remaining AG property may be rezoned to a different district that aligns with its designation as Mixed Use in the Elevate Olathe Comprehensive Plan.

3. Update Prohibited Land Uses

The Overlay includes a list of prohibited land uses within the O, C-1, C-3 and BP Districts. A minor amendment to this list is recommended to ensure that the ordinance aligns with State and Federal requirements for telecommunications facilities.

Public Engagement

Significant public engagement was done throughout the Elevate Olathe Comprehensive Plan update process between 2024 and 2026, including surveys, workshops, open houses and public events. A public open house was specifically held to gather feedback on all subareas identified in the Comprehensive Plan, including the North Ridgeview Subarea. Additionally, online engagement opportunities were provided throughout the plan update and specific to the subareas.

Throughout public engagement events, staff heard the need for more thoughtful and functional active transportation infrastructure in the North Ridgeview Subarea, including dedicating more space to pedestrians and cyclists with grade-separated trails and paths. Participants also commented on the need for a bus tracker located at shelters across the North Ridgeview Corridor, as well as an increased number of bus stops along the subarea. Participants in the open house mentioned the need for an increase in diverse housing options, particularly townhomes with basements, and green, tree-lined roadways.

Staff Recommendation

Staff recommends approval of the proposed amendments as detailed in the attached UDO26-0001 **Amendments Exhibit**. This item will proceed to the City Council following the recommendation of the Planning Commission.

18.20.260 North Ridgeview Road Overlay

Purpose: The purpose of the overlay district designation is to encourage development that will be a major asset to Olathe. ~~This area represents a major gateway into Olathe and, as such, gives a "first impression" of the City for visitors and residents.~~ Therefore, it is important that the development of this area be highly attractive and functional. Further, the purpose of this section is to promote a level of quality that can serve as the basis for the high quality of development that Olathe desires. Individual developers are encouraged to expand upon these guidelines to attain a level of development quality that will ultimately generate an economically enhanced and pedestrian friendly area for Olathe. The North Ridgeview Road Corridor Overlay District is intended to assure that the types of land uses, development patterns, and designs present a high-quality visual image for the City of Olathe.

~~B. Design: Due to the area's topography, development at the interchange of K-10 Highway and Ridgeview Road is much more visible to highway traffic than at any of Olathe's other interchanges. Therefore, the North Ridgeview Road Corridor Overlay District is intended to assure that the types of land uses, development patterns, and designs present a high-quality visual image for the City of Olathe. The Comprehensive Plan anticipates that in the North Ridgeview Corridor, the area north of College Boulevard will be developed with nonresidential uses and the area south of College Boulevard will be developed with a mix of residential and nonresidential uses.~~ (Ord. 02-54 §2, 2002)

A. North Ridgeview Road Corridor Overlay District Designated

The North Ridgeview Road Corridor shall include the land bounded by ~~K-10 Highway~~College Boulevard to the north, right-of-way of the Burlington Northern Santa Fe Railroad, on the west, 119th Street on the south, and either the corporate limits of Olathe or the half-section line of Section 18 of Township 14, Range 24, on the east. (Ord. 02-54 §2, 2002)

B. Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered, except for one (1) or more of the uses set forth below:

Uses permitted by right:

- ~~• In AG districts, only agricultural uses shall be permitted and shall be subject to all applicable standards and regulations in Chapter 18.16. No Special Use Permits for nonagricultural uses except public parkland uses will be permitted.~~
- ~~• All land currently zoned AG shall, upon application for rezoning and upon submission of required development plans, receive O, C-1, C-3, or BP zoning designation(s). In each zoning district, all uses respective to that district shall be permitted, except for those listed below, and shall be subject to the corresponding applicable standards and regulations of the corresponding chapters.~~

Conditional uses:

- ~~• No conditional uses are allowed in AG districts.~~
- ~~• All uses identified as conditionally permitted in O, C-1, C-3, or BP, except for any use listed as prohibited below.~~
- ~~• Accessory uses, subject to the provisions of section 18.50.020.~~

The following uses are **prohibited** in O, C-1, C-3 and BP districts:

- Amusement services, outdoor only.
- Automotive repair services with overhead doors and repair bays facing an arterial roadway or K-10 Highway.
- Automotive sales, leasing, and rental services.
- Automotive services, other than repairs and car washes.
- Billboards.
- Car washes, except for single-bay car washes attached to a convenience store.
- Correctional institutions or facilities (public or private).
- Drive-in motion picture theaters.

- Eating places with drive-through or drive-in service facilities (e.g. menu boards, microphones, pick-up windows, stacking lanes, etc.) facing an arterial roadway or K-10 Highway.
- ~~Freestanding telecommunications towers.~~
- Frozen food services, including lockers.
- Mini-storage warehouses.
- Miscellaneous manufacturing industries.
- Outdoor storage yards of any kind.
- Retail nurseries, lawn and garden supply stores (within outdoor display and storage, not within a confinement area).
- Satellite dish antenna sales, unless entirely enclosed within a building.
- Truck stops.
- Veterinary clinics, animal hospitals or dog kennels with outside runs.
- Warehousing, distribution, or storage facilities.

C. Design Guidelines

Development within the North Ridgeview Road Corridor Overlay District shall be subject to the design guideline standards for the North Ridgeview Road Corridor Area adopted pursuant to Resolution No. 01-1181 or amendments thereto. (*Ord. 02-54 §2, 2002*)

The Olathe Unified Development Ordinance is current through Ordinance 25-42, passed October 21, 2025.

Disclaimer: The City Clerk's Office has the official version of the Olathe Unified Development Ordinance. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited here.

[City Website: www.olatheks.org](http://www.olatheks.org)

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