



## STAFF REPORT

Planning Commission Meeting: June 22, 2026

<b>Application:</b>	<b>FP26-0002: Final Plat of Lone Elm Commerce Center, Sixth Plat</b>
<b>Location:</b>	Northwest of W. 167th Street and Lone Elm Road
<b>Owner:</b>	Foote Land Company LLC
<b>Applicant:</b>	Judd Claussen; Phelps Engineering
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>44.1 ± acres</u>	<b>Proposed Use:</b>	<u>Warehousing, storage</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>CTY PRN2 (County Planned Residential) &amp; (RZ26-0003 is pending)</u>
<b>Tracts:</b>	<u>3</u>	<b>Plat:</b>	<u>Unplatted; Partial Replat of Waterford Glen Estates Plat</u>

### 1. Introduction

The following application is a request for a final plat of Lone Elm Commerce Center, Sixth Plat, located northwest of W. 167th Street and Lone Elm Road. The final plat will establish lot lines and dedicate public easements for one (1) industrial lot, three (3) tracts, and easements to accommodate the construction of a proposed 260,879-square-foot industrial facility.

The subject property was platted within the County in 2001 (Waterford Glen Estates) for residential purposes and was later annexed into Olathe in 2006 (ANX-06-007). The previously platted areas must be replatted and require vacating a portion of the old right-of-way and easements to accommodate the new development.

The applicant submitted an associated rezoning to the M-2 (General Industrial) and preliminary site development plan (RZ26-0002) to allow for industrial development, which is consistent with the plat. The City Council approved the rezoning request and preliminary site development plan on May 5, 2026.

### 2. Plat Review

- a. **Lots/Tracts** – The plat establishes lot lines for one (1) industrial lot and three (3) tracts to allow development of a warehouse and distribution facility. Tract A is intended for outdoor storage and will be owned and maintained by the owner of said property. Tract B will be

used as a detention basin, while Tract C is intended to be used for the Stream Corridor, tree preservation, landscaping, and open space.

- b. **Streets/Right-of-Way** – The development will be served by the existing Erickson Street and Monticello Road. A portion of the previously dedicated right-of-way is being vacated with this plat. No additional right-of-way is being dedicated with this plat.
- c. **Public Utilities** – The property is located within the City of Olathe sewer and WaterOne water service areas. The development will be served by existing sewer and water mains, which will be extended by the developer. Previously dedicated public utility easements along the old right-of-way will also be vacated with this plat.
- a. **Tree Preservation** – Tract C will primarily be within the existing stream corridor area and preserve the existing vegetation, which will be maintained by the owner.
- d. **Stormwater** – One (1) wet detention basin will be installed within Tract B to comply with Title 17 stormwater requirements of the Municipal Code. Stormwater collected throughout the site will be conveyed into this detention basin, which is generally located in the northern portion of the development.



*Aerial view of the subject property outlined in yellow, and the associated rezoning (RZ26-0003) is dashed in black.*

### 3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.

### 4. Staff Recommendation

- A. Staff recommends approval of FP26-0002, the final plat of Lone Elm Commerce Center, Sixth Plat with no stipulations.