



STAFF REPORT

Planning Commission Meeting: February 9, 2026

Application:	RZ25-0019: Rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a Preliminary Site Development Plan for 175th Lone Elm Center
Location:	Northeast of W. 175 th Street and Lone Elm Road
Owners:	Lineage Logistics, LLC Michael and Pernille Andree
Applicant/Engineer:	Judd Claussen, P.E., Phelps Engineering
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area: 4.7 acres **Plat:** Unplatted

Existing Zoning: CTY RUR (County Rural) **Proposed Zoning:** M-2 (General Industrial)

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Employment Area	Undeveloped	RUR
North	Employment Area	Undeveloped	M-2
South	Employment Area	Undeveloped	M-2
East	Employment Area	Undeveloped	M-2
West	Employment Area / Industrial Area	Undeveloped	RUR

1. Introduction

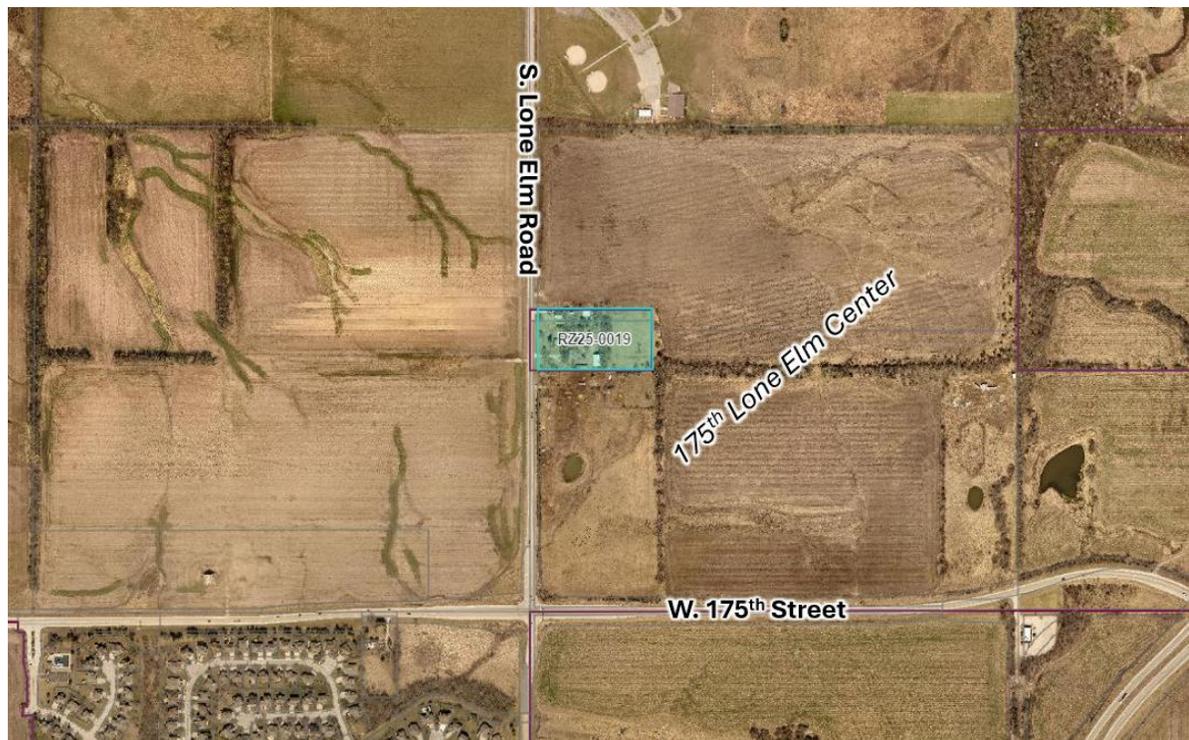
The applicant requests a rezoning and preliminary site development plan for approximately 4.7 acres located northeast of 175th Street and Lone Elm Road. The two properties were recently annexed into the City of Olathe (ANX26-0001) and are requested to be rezoned, and subsequently platted, as part of the larger 175th Lone Elm Center, which was approved with RZ25-0007 (Ord. 25-32) and surrounds the property on the north, east and south. The associated preliminary site development plans align W. 173rd Street through the properties, connecting to Lone Elm Road, with landscaping proposed on the north side of the roadway. Future development south of the roadway will require approval of revised preliminary development plans, as stipulated with the previous rezoning application (RZ25-0007).

2. History

The property was annexed in 2026 under Ordinance 26-08. The larger 175th Lone Elm Center was also annexed and zoned in 2025 for a cold storage facility on the northern lot, and general industrial and warehousing uses on the southern lots. The C-2 (Community Commercial) District was established at the northeast corner of 175th Street and Lone Elm Road. All development south of future W. 173rd Street was shown as conceptual development, and will require approval of revised preliminary development plans.

3. Existing Conditions

The two existing properties are developed with single-family residential homes and outbuildings. These residences are accessed from Lone Elm Road.



Site Location Map



Site Photo Looking East from Lone Elm Road

4. Zoning Standards

- a. **Land Use** – The applicant is seeking a change of zoning to allow the properties to be incorporated into a larger development that will consist of a cold storage warehouse facility and general industrial use buildings under the M-2 District. M-2 District uses include many industrial and service-type uses including warehousing/distribution and cold storage. However, several use restrictions were codified at the time of rezoning for the 175th Lone Elm Center (RZ25-0007), and are also recommended to be restricted with this application as it will become a part of the larger development:

M-2 (General Industrial):

- (1) Power Generation Plant
- (2) Parking Lots, Surface, as Principal Use
- (3) Public Utility Storage and Service Yards
- (4) Automobile Storage or Towing (Tow Lot)
- (5) Paper Manufacturing
- (6) Recycling Centers, Drop-Off
- (7) Rendering and Meat Byproduct Processing
- (8) Petroleum Bulk Stations and Terminals
- (9) Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
- (10) Storage Area or Lot, except when as an accessory use to a building
- (11) Textile, Clothing, and Leather Manufacturing

(12) Bus/Truck Maintenance, Including Repair and Storage

The site is designated as an Employment Area on the PlanOlathe Future Land Use Map. The applicant's request to rezone to the M-2 District aligns with this land use designation, which generally supports light industrial uses integrated with complementary retail and service uses.

5. Development Standards

- a. **Access/Streets** – The larger 175th Lone Elm Center will take access from Lone Elm Road in two locations. The central access will be located on the subject property and represents a realignment of W. 173rd Street from the approved plans where it no longer dips south of the subject properties. Landscaping along the roadway is shown per UDO requirements on the north side, and will be shown with future development plans on the south side.

6. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding properties within 200 feet and posted signage on the subject property per UDO requirements. Notice to property owners within 500 feet was also provided, as required by the UDO and no neighborhood meeting was required. No public correspondence was received.

7. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Employment Area. Employment Areas may consist of light assembly or manufacturing where high-quality planned developments integrate a mix of office and light industrial uses. Complementary retail and service uses should be limited in scale and carefully integrated.

The proposed zoning request meets the following elements of the Comprehensive Plan:

LUC-6.1: Targeted Development. With the guidance of the Comprehensive Plan's Future Land Use Map, encourage targeted development, redevelopment and infill so as to channel growth where it will contribute to long-term community vision and improve access to jobs, housing and services.

ES-1.3: Targeted Industries. Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe's high quality of life.

Principle ES-1: Utilize Olathe's strengths, including a highly educated population, affordability, recreation opportunities, business and family-friendly environment, and other quality of life amenities as a tool to attract quality jobs and position Olathe as a regional economic leader.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. *The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.*

The proposed district aligns with the Future Land Use Map of the Comprehensive Plan, which designates the property as an Employment Area. This designation also aligns with the larger 175th Street corridor which is developing as an important corridor for industry and commercial businesses in the City.

B. *The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).*

The area surrounding this site is predominantly vacant land used for agricultural purposes. The scale and style of the proposed industrial buildings within the 175th Lone Elm Center are similar to the approved development located adjacent to Hedge Lane with the 175th Street Commerce Centre, as well as the buildings along 167th Street which include tenants such as FedEx and Bushnell Products and are primarily of tilt-up concrete construction. These existing buildings are large-scale warehousing and distribution facilities ranging from 45-55 feet in height, with flat roofs and large parking areas for vehicles and tractor-trailers.

C. *The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.*

The majority of zoning in the area is Business Park and Industrial, or currently under Johnson County rural zoning. A large Employment and Industrial area is located to the west at the planned 175th Street Commerce Center, and also surrounding the subject properties within the larger 175th Lone Elm Center. Adjacent properties under County zoning designations are within the City's expected growth area and are anticipated for industrial and employment uses when future annexations occur.

D. *The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.*

For development to occur, rezoning from the existing County RUR District is necessary. The property was annexed into Olathe in February 2026 (ANX26-0001).

E. *The length of time the property has remained vacant as zoned.*

The property retains County RUR zoning since the time of annexation in 2026. Two residential homes exist on the properties, which are not platted.

F. *The extent to which approval of the application would detrimentally affect nearby properties.*

Approval of the application will have no detrimental impact on nearby properties which are already zoned and planned for industrial and warehousing uses. The subject properties will be platted and incorporated into the industrial park approved to the north, east and south of the site.

G. *The extent to which development under the proposed district would substantially harm the value of nearby properties.*

Approval of the application will not harm the value of nearby properties which are already zoned and planned for industrial and speculative warehousing uses. The subject properties will be platted and incorporated into the industrial park approved north, east and south of the site.

H. *The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.*

This zoning proposal will not cause any adverse effect on traffic and safety of the road network. There are no proposed buildings on the subject property. However, the larger 175th Lone Elm Center required a Traffic Impact Study and roadway improvements to account for the increase in vehicular and truck traffic.

I. *The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.*

Future development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other related items. On-site detention meeting Title 17 requirements will be provided and trees and landscaping will be installed.

J. *The economic impact of the proposed use on the community.*

The proposed development will become part of the 175th Lone Elm Center which is expected to have a significant impact on Olathe's economy by adding 137 acres of industrial and commercial development and 280 jobs for the cold storage warehouse on Lot 1 alone, with additional industry and jobs created with the future development of Lots 2-6.

K. *The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.*

The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the rezoning were denied, the proposed roadway could still be constructed, however, industrial development could not occur within the existing County RUR District.

8. Staff Recommendation

- A. Staff recommends approval of RZ25-0019, 175th Lone Elm Center, for the following reasons:
1. The proposed development complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

- B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:
 1. The following uses are prohibited:
 - a. Power Generation Plant
 - b. Parking Lots, Surface, as Principal Use
 - c. Public Utility Storage and Service Yards
 - d. Automobile Storage or Towing (Tow Lot)
 - e. Paper Manufacturing
 - f. Recycling Centers, Drop-Off
 - g. Rendering and Meat Byproduct Processing
 - h. Petroleum Bulk Stations and Terminals
 - i. Storage Area or Lot, except when as an accessory use to a building
 - j. Textile, Clothing, and Leather Manufacturing
 - k. Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
 - l. Bus/Truck Maintenance, Including Repair and Storage
- C. Staff recommends approval of the preliminary site development plan with no stipulations.