



STAFF REPORT

Planning Commission Meeting: December 22, 2025

Application:	PR25-0022: Revised Preliminary Site Development Plan for Hedge Industrial Park South
Location:	Southwest of W. 175 th Street and Hedge Lane
Owner:	SJC, LLC
Applicant:	Curt Petersen and Amy Grant, Polsinelli PC
Engineer/Architect:	Derick Holmes, Tessere
Staff Contact:	Emily Carrillo; Senior Planner

Site Area:	<u>156.03 ± acres</u>	Current Use:	<u>Agriculture</u>
Zoning:	<u>M-2 (General Industrial)</u>	Proposed Use:	<u>Warehouse/Distribution</u>
Proposed Building Area:	<u>2,268,728 square feet</u>	Plat:	<u>Unplatted</u>
Lots:	<u>14</u>	Tracts:	<u>2</u>

1. Introduction

The applicant is requesting approval of a revised Preliminary Site Development Plan for Hedge Industrial Park South, located southwest of W. 175th Street and Hedge Lane. The proposal consists of fourteen (14) speculative warehouses and distribution buildings totaling approximately 2,268,728 square feet of industrial building area. The proposed development represents a major change from the previously approved Preliminary Site Development Plan that included only four (4) industrial buildings; therefore, a revised Preliminary Site Development Plan is required in accordance with the Unified Development Ordinance.

2. History

A single-family home was constructed on the property in the late 1960s and has remained on site since. In 2020, Johnson County Planning approved a conditional use permit to allow top-soil operation on the property. The property was annexed into the City in March 2022 and subsequently rezoned to the M-2 (General Industrial) district (RZ22-0005).



Aerial view of the subject property outlined in red.



View of subject property looking west from Hedge Lane.

3. Existing Conditions

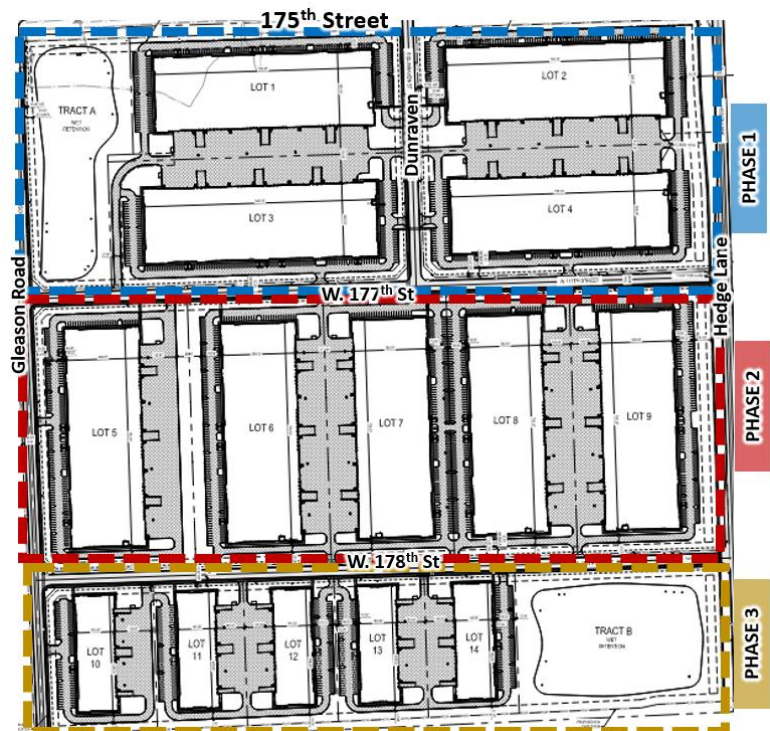
The subject property currently contains a single-family home in the northeastern corner, with several outbuildings located just south of the home. Two ponds are located on the eastern portion of the site and a small stream is present in the northwest corner. The remainder of the property remains undeveloped and is largely used for agricultural purposes. 175th Street runs along the north of this property and is a two-lane paved road and Hedge Lane is to the east and is an unimproved gravel road.

4. Zoning Standards

- a. **Land Use** – The property is currently zoned to the M-2 District which allows a number of industrial, and service-type uses, and aligns with the future land use map designation of Employment Area. The existing zoning ordinance currently includes two use restrictions on Storage and Towing; and Bus/Truck Maintenance.
- b. **Building Height** – Buildings within the M-2 District are limited in height to 55 feet. All buildings are proposed to be 48.6 feet tall, therefore compliant with the building height requirement of the M-2 District.
- c. **Setbacks** – The M-2 District requires a minimum 30-foot setback from right-of-way and 10-foot side and rear yard setbacks from all other property lines. The preliminary site development plan meets all dimensional requirements of the M-2 District.
- d. **Open Space** – Development in the M-2 District is required to provide a minimum of 15% open space on site. The proposed development includes open space for each lot ranging from 15%-28%, meeting UDO requirements.

5. Development Standards

- a. **Phasing** – The applicant intends to commence development with Phase 1, which includes Lots 1-4, Tract A, and all street, utility, and stormwater improvements required to serve this phase of the development. Future phases (Phases 2 and 3) will proceed from north to south as will be developed based on market demand.
- b. **Access/Streets** – This industrial development takes access from 175th Street and will dedicate and construct the required turn lane improvements at three (3) locations along 175th Street, which are Hedge Lane, Gleason Road, and Dunraven Street. Hedge Lane is an existing gravel road that will be improved to a three-lane street with all



required turn lanes, matching Hedge Lane north of 175th Street. Gleason Road is a new north-south public street that will be fully constructed from 175th Street to the southern property limits. Internal to the site, Dunraven Street, a north-south public street, and 177th Street and 178th Street, both east-west public streets, will be fully constructed and provide direct access to all lots.

Sidewalks will be constructed along 175th Street, Hedge Lane, Gleason Road, and one-side of all internal streets as required.

- c. **Parking/Loading** – The preliminary site development plan identifies parking areas for passenger cars and trailers throughout the property to accommodate the parking required by UDO for most warehousing type uses, which is 1 stall per 1,500 square feet of building area. Per UDO, Section 18.30.160, the parking requirements for each individual lot will be reassessed with final site development plans for each site, as specific uses are identified.

A loading dock area is proposed at the rear of every building and will be finished out as necessary to accommodate each prospective tenant.

- d. **Landscaping/Screening** – The applicant has provided a preliminary landscape plan showing perimeter landscaping along the property and street trees throughout the internal public street network. Fully detailed landscape plans will be submitted with each lot's final site development plan and will include, but are not limited to, the number and species of plantings necessary to meet requirements for parking lot landscaping, foundation landscaping, and detention basin landscaping.

A 10-foot Nonresidential Landscaping Buffer is proposed along 175th Street and Hedge Lane. A 10-foot Type 1 buffer, including a 3-foot berm for additional screening, is provided along the south and west property lines. Berming and an ornamental fence will be installed along 175th Street to match the approved landscaping on the north side of the corridor, maintaining a consistent and cohesive appearance for this industrial corridor.

Architectural screen walls are provided on the larger buildings (1-9) to screen the truck court from view along public streets. The placement and screening of all ground, wall, and roof-mounted utilities and equipment will be reviewed administratively for compliance with UDO standards.

- e. **Tree Preservation** – A tree preservation plan has been provided identifying a total of 17 significant trees, as defined by the UDO, with 11 classified as healthy. Replacement trees will be provided as mitigation to meet the minimum requirements outlined in the UDO. In total, 448 new trees are proposed as part of this development.
- f. **Stormwater/Detention** – Two (2) wet detention basins are proposed on site: one in the northwest corner of the development (Tract A) and one in the southeast corner (Tract B). A stream corridor is located in the northwestern portion of the site near Tract A, toward which the northern portion of the site generally slopes. The southern portion of the site currently drains toward the existing ponds in the eastern portion of the site; once the ponds are removed, drainage from this area will be directed to Tract B. The proposed development must comply with all requirements of Title 17.
- g. **Public Utilities** – The subject property is located within the Olathe sanitary sewer and WaterOne service areas. An existing sanitary sewer main is located in the far northwest corner of the site. A sewer main extension will be required to serve the proposed buildings; however, no extension is needed to serve or connect the property to the south. WaterOne has a water main on the north side of 175th Street that the proposed development will connect to and extend as required by WaterOne.

6. Site Design Standards

The property is subject to Site Design Category 6 based on the Employment Area in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest parking pod consists of 86 parking stalls, well under the maximum allowance of 320 stalls per parking pod.
- b. **Drainage Feature** – Landscaping is provided around the two (2) wet detention basins in Tracts A and B to incorporate them as a decorative feature for the site, both visible to the public.
- c. **Increased Setback** – All buildings are setback over 50 feet from arterial streets and adjacent nonresidential properties as required by UDO.
- d. **Perimeter Landscaping** – The planted buffer area along 175th Street is at least 20 feet wide and includes a 3-foot berm and decorative fence with masonry columns, exceeding the requirement to provide at least a 20-foot-wide buffer with decorative fencing along arterial streets

7. Building Design Standards

The proposal includes fourteen (14) one-story buildings that are all subject to the Industrial Building category as defined in UDO 18.15.020.G.10. The proposal includes two (2) different sized building types (216k and 60k square feet in size) and elevations are included in the agenda for each building type.

All buildings are designed with three (3) primary facades (front, left and right) and every building was intentionally situated so the rear elevation incorporating dock doors and loading areas are classified as a secondary façade. Consistent architectural design, materials, and colors will be used throughout the development. All buildings will be constructed with Class 1 clear glass and Class 2 tilt-up concrete panels with form-liner reveals. The concrete panels will be textured and painted in light and dark tan colors to accent the proposed architectural features.

The table below summarizes the applicable Industrial Building design standards per UDO 18.15.020.G.10 and the corresponding proposed design elements:

Building Design Standards	Design Requirements <i>Proposed Design</i>
<i>Building Entryway</i>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> Each building includes canopies that project over building entrances, meeting UDO requirements.
<i>Garage and Overhead Doors</i>	<i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i> All overhead doors are located on the rear façade and oriented away from public streets.

<i>Facade Articulation</i>	<p><i>Horizontal and vertical articulation must be used to divide primary façades into vertical bays that are no greater than 50 and 100 feet in width for buildings under and over 100,000 square feet, respectively.</i></p> <p>Each primary façade is divided into vertical bays using a variation in the roofline of four (4) feet and either a wall offset or wall projection to provide both vertical and horizontal articulation. These elements are used at least every 50 feet on primary façades for the smaller (58k sq. ft.) building and at least every 100 feet for the larger two building types.</p>
<i>Special Vertical Articulation</i>	<p><i>One-story buildings must include tower elements or similar vertical articulation to bookend the building or anchor the main entry or building corner.</i></p> <p>A special tower element is utilized at each main building entry and building corner to anchor these elements of the building.</p>

Primary facades must use a minimum of two (2) Class 1 and 2 materials on 75% of the façade and secondary facades must use a minimum of two (2) Class 1, 2 and 3 materials on 50% of the façade.

All facades exceed these requirements, with clear glass (Class 1) and tilt-up concrete panels with form-liner reveals (Class 2) comprising 100% of every façade. In addition, primary façades must use a minimum of 15% glass on the first floor, and all primary façades comply by providing between 15% and 28% glass on the first-floor façade area. A Class 2 non-visible membrane roof is proposed, meeting the requirement to use Class 1 or 2 roofing material.

8. Neighborhood Meeting/Correspondence

The applicant mailed notification to all properties within 500 feet of the proposed development in accordance with the minimum neighborhood notice requirements per UDO 18.40. Staff have not received any public correspondence regarding the proposed project.

9. Staff Recommendation

A. Staff recommends approval of the revised preliminary site development plan **PR25-0022**, Hedge Industrial Park South, with the following stipulations:

1. The Traffic Impact Study is required to be updated with each development phase and shall adhere to Access Management Plan and City Engineer requirements.
2. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.