

ORDINANCE NO. 26-04

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OLATHE, KANSAS, AS ADOPTED BY REFERENCE IN SECTION 18.20.030 OF THE OLATHE UNIFIED DEVELOPMENT ORDINANCE; FURTHER AMENDING SAID SECTION 18.20.030 BY REINCORPORATING SUCH MAP AS AMENDED.

WHEREAS, Rezoning Application No. RZ25-0016 requesting rezoning from the C-2 (Community Center) District to the R-4 (Residential Medium-Density Multifamily) District was filed with the City of Olathe, Kansas, on the 27th day of October 2025; and

WHEREAS, proper notice of such rezoning application was given pursuant to K.S.A. 12-757 and Chapter 18.40 of the Olathe Unified Development Ordinance; and

WHEREAS, a public hearing on such application was held before the Planning Commission of the City of Olathe, Kansas, on the 22nd day of December 2025; and

WHEREAS, said Planning Commission has recommended that such rezoning application be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNIGN BODY OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: That the Zoning Map of the City of Olathe, Kansas, is hereby ordered to be amended insofar as the same relates to certain parcels of land legally described as:

ALL THAT PART OF THE SE1/4 OF SECTION 29, TOWNSHIP 13, RANGE 24, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, AS DESCRIBED BY PHELPS ENGINEERING, INC. CLS-82 PROJECT NO. 250509 OCTOBER 27, 2025, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 OF SAID SECTION 29; THENCE N 2°05'59" W, ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 29, A DISTANCE OF 662.40 FEET, TO A POINT ON THE EASTERNLY PROLONGATION OF THE CENTERLINE OF 134TH STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 29; THENCE S 88°07'18" W, ALONG THE CENTERLINE OF SAID 134TH STREET AND ALONG THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 29, A DISTANCE OF 660.48 FEET, TO THE NORTHWEST CORNER OF THE SE1/4 OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 29; THENCE S 2°06'23" E, ALONG THE WEST LINE OF THE SE1/4 OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 29, A DISTANCE OF 1.61 FEET, TO A POINT 660.39 FEET NORTH OF THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 29; THENCE S 88°09'19" W, ALONG A LINE 660.39 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 29, A DISTANCE OF 106.09 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 134TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S 88°09'19" W, ALONG A LINE 660.39 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 29, A DISTANCE OF 522.71 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BACKFOOT DRIVE, AS NOW ESTABLISHED; THENCE N 6°48'14" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BLACKFOOT DRIVE, A DISTANCE OF 19.89 FEET; THENCE N 2°06'13" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BLACKFOOT DRIVE, A DISTANCE OF 698.83 FEET; THENCE N 33°11'07" E, ALONG

THE EAST RIGHT-OF-WAY LINE OF SAID BLACKFOOT DRIVE, A DISTANCE OF 4.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 133RD STREET, AS NOW ESTABLISHED; THENCE N 88°00'51" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 133RD STREET, A DISTANCE OF 367.58 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 133RD STREET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1160.00 FEET, AN ARC DISTANCE OF 244.54 FEET; THENCE S 79°54'25" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 133RD STREET, A DISTANCE OF 270.57 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 133RD STREET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 1300.00 FEET, AN ARC DISTANCE OF 127.96 FEET, TO THE NORTHWEST CORNER OF LOT 2, BLACKBOB 133 BUSINESS PARK, 2ND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 39°05'11" W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 209.79 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE N 88°09'27" E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 155.87 FEET, TO THE NORTHWEST CORNER OF LOT 3, BLACKBOB 133 BUSINESS PARK, 3RD PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 2°05'59" E, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 177.50 FEET, TO A POINT ON THE NORTH LINE OF LOT 1, BLACKBOB 133 BUSINESS PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 88°09'27" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 170.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE S 2°05'59" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 258.77 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 134TH STREET; THENCE S 88°07'18" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 134TH STREET, A DISTANCE OF 326.45 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE S 1°50'44" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 134TH STREET, A DISTANCE OF 26.55 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.6305 ACRES, MORE OR LESS.

Said legally described property is hereby rezoned from the C-2 (Community Center) District to the R-4 (Residential Medium-Density Multifamily) District.

SECTION TWO: That this rezoning is approved with no stipulations.

SECTION THREE: That Section 18.20.030 of the Unified Development Ordinance, which incorporates by reference the Olathe Zoning Map, is hereby amended by reincorporating by reference the said Zoning Map as it has been amended in Section One of the Ordinance.

SECTION FOUR: That this Ordinance shall take effect from and after its passage and publication as provided by law.

PASSED by the Governing Body this 20th day of January 2026.

SIGNED by the Mayor this 20th day of January 2026.

ATTEST:

Mayor

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney