

ORDINANCE NO. 26-07

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. RZ25-0017 requesting rezoning from the CTY-RUR (County Rural), C-2 (Community Center), R-1 (Residential Single Family), and RP-1 (Planned Single Family) Districts to the CC (Cedar Creek) District was filed with the City of Olathe, Kansas, on the 28th 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 12th day of January 2026; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL 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:

PARTS OF THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ALTOGETHER DESCRIBED BY AARON T. REUTER, KANSAS PS-1429, OF SCHLAGEL, KANSAS LS-54, ON DECEMBER 22, 2025, AS FOLLOWS:

BEGINNING AT THE AT THE NORTHWEST CORNER OF THE SAID NORTHEAST ONE-QUARTER OF SECTION 17; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, NORTH 87 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 66.40 FEET TO A POINT BEING ON THE NORTHEASTERLY EXTENSION OF THE WEST LINE OF CEDAR CREEK POOL #3, A SUBDIVISION IN THE SAID CITY OF OLATHE, THENCE ALONG SAID NORTHEASTERLY EXTENSION AND SAID WEST LINE CEDAR CREEK POOL #3, SOUTH 32 DEGREES 36 MINUTES 38 SECONDS WEST, A DISTANCE OF 605.55 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID CEDAR CREEK POOL #3, SOUTH 31 DEGREES 57 MINUTES 53 SECONDS WEST, A DISTANCE OF 27.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID CEDAR CREEK POOL #3, NORTH 63 DEGREES 20 MINUTES 37 SECONDS EAST, A DISTANCE OF 176.52 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND THE SOUTHEASTERLY EXTENSION THEREOF, SOUTH 19 DEGREES 40 MINUTES 50 SECONDS EAST, A DISTANCE OF 161.41 FEET TO A POINT OF CURVATURE ON THE CENTERLINE OF WEST 112TH STREET AS PLATTED IN SAID CEDAR CREEK POOL #3; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 70 DEGREES 19 MINUTES 10 SECONDS EAST, A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 17 MINUTES 29 SECONDS AND AN ARC LENGTH OF 162.69 FEET; THENCE

CONTINUING ALONG SAID CENTERLINE AND ITS EASTERLY EXTENSION, SOUTH 76 DEGREES 23 MINUTES 21 SECONDS EAST, A DISTANCE OF 91.13 FEET TO A POINT OF CURVATURE ON THE CENTERLINE OF CEDAR CREEK PARKWAY AS RECORDED IN BOOK 201101 AT PAGES 005969, 005965 , 005966 AND 005991; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING NINE COURSES, SOUTH 13 DEGREES 36 MINUTES 39 SECONDS WEST, A DISTANCE OF 116.79 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 13 DEGREES 36 MINUTES 39 SECONDS WEST, A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 27 SECONDS AND AN ARC LENGTH OF 163.61 FEET; THENCE SOUTH 04 DEGREES 14 MINUTES 12 SECONDS WEST, A DISTANCE OF 227.87 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 30 MINUTES 50 SECONDS AND AN ARC LENGTH OF 61.33 FEET; THENCE SOUTH 07 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 268.37 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 57 MINUTES 30 SECONDS AND AN ARC LENGTH OF 34.18 FEET; THENCE SOUTH 09 DEGREES 42 MINUTES 32 SECONDS WEST, A DISTANCE OF 275.36 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 09 MINUTES 29 SECONDS AND AN ARC LENGTH OF 229.65 FEET; THENCE SOUTH 03 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 325.51 FEET; THENCE DEVIATING FROM SAID CENTERLINE, SOUTH 86 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 55, ESTATES OF CANYON OAKS, A SUBDIVISION IN THE SAID CITY OF OLATHE; THENCE ALONG THE NORTH LINE OF SAID ESTATES OF CANYON OAKS FOR THE FOLLOWING 15 COURSES, NORTH 69 DEGREES 30 MINUTES 49 SECONDS WEST, A DISTANCE OF 358.46 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 10 DEGREES 15 MINUTES 35 SECONDS EAST, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 49 SECONDS AND AN ARC LENGTH OF 12.87 FEET; THENCE NORTH 14 DEGREES 28 MINUTES 23 SECONDS EAST, A DISTANCE OF 7.08 FEET; THENCE NORTH 75 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 182.95 FEET; THENCE SOUTH 16 DEGREES 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 25.19 FEET; THENCE NORTH 56 DEGREES 02 MINUTES 41 SECONDS WEST, A DISTANCE OF 108.97 FEET; THENCE NORTH 64 DEGREES 54 MINUTES 58 SECONDS WEST, A DISTANCE OF 70.84 FEET; THENCE NORTH 74 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 42.92 FEET; THENCE NORTH 21 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 140.19 FEET; THENCE NORTH 05 DEGREES 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 84 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 29.44 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUS COURSE AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 06

DEGREES 24 MINUTES 23 SECONDS AND AN ARC LENGTH OF 25.16 FEET; THENCE NORTH 21 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 10 SECONDS EAST, A DISTANCE OF 67.36 FEET; THENCE NORTH 54 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 121.63 FEET TO A CORNER POINT ON THE EAST LINE OF RESERVE OF CANYON OAKS, A SUBDIVISION IN THE SAID CITY OF OLATHE; THENCE ALONG SAID EAST LINE, NORTH 31 DEGREES 53 MINUTES 54 SECONDS EAST, A DISTANCE OF 93.27 FEET TO THE NORTHEAST CORNER OF SAID RESERVE OF CANYON OAKS; THENCE ALONG THE NORTH LINE OF SAID RESERVE OF CANYON OAKS FOR THE FOLLOWING TWO COURSES, NORTH 58 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 286.53 FEET; THENCE NORTH 63 DEGREES 56 MINUTES 49 SECONDS WEST, A DISTANCE OF 228.46 FEET TO A POINT ON THE EAST LINE OF STREET DEDICATION RECORDED IN BOOK 200811 AT PAGE 000205; THENCE NORTH 41 DEGREES 10 MINUTES 42 SECONDS WEST, A DISTANCE OF 144.80 FEET TO A CORNER POINT ON THE SOUTHEASTERLY LINE OF LOT 215, CEDAR GLEN, EIGHTH PLAT, A SUBDIVISION IN THE SAID CITY OF OLATHE; THENCE ALONG THE EAST LINE OF SAID CEDAR GLEN, EIGHTH PLAT FOR THE FOLLOWING FIVE COURSES, NORTH 34 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, A DISTANCE OF 218.88 FEET; THENCE NORTH 21 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 89.69 FEET; THENCE NORTH 10 DEGREES 22 MINUTES 13 SECONDS EAST, A DISTANCE OF 244.43 FEET; THENCE NORTH 36 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 298.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 111TH TERRACE AS PLATTED IN CEDAR GLEN, SIXTH PLAT, A SUBDIVISION IN THE SAID CITY OF OLATHE; THENCE NORTH 26 DEGREES 09 MINUTES 06 SECONDS WEST, A DISTANCE OF 25.02 FEET TO A POINT OF TANGENT ON THE CENTERLINE OF SAID WEST 111TH TERRACE; THENCE ALONG SAID CENTERLINE, NORTH 61 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE ON THE CENTERLINE OF CEDAR NILES BOULEVARD AS PLATTED IN SAID CEDAR GLEN, SIXTH PLAT; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING TWO COURSES, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 28 DEGREES 12 MINUTES 00 SECONDS WEST, A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 34 DEGREES 16 MINUTES 18 SECONDS AND AN ARC LENGTH OF 149.54 FEET; THENCE NORTH 06 DEGREES 04 MINUTES 18 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF CEDAR GLEN, FIFTH PLAT, A SUBDIVISION IN THE SAID CITY OF OLATHE AND THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER AND THE SOUTH LINES AND THE EASTERLY EXTENSIONS OF CEDAR GLEN, FIFTH PLAT AND COTTAGES OF GLEN VIEW, SECOND PLAT, A SUBDIVISION IN THE SAID CITY OF OLATHE, NORTH 87 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 1535.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 62.519 ACRES, MORE OR LESS.

Said legally described property is hereby rezoned from the CTY-RUR (County Rural), C-2 (Community Center), R-1 (Residential Single Family), and RP-1 (Planned Single Family) Districts to the CC (Cedar Creek) 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 3rd day of February 2026.

SIGNED by the Mayor this 3rd day of February 2026.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney