



STAFF REPORT

Planning Commission Meeting: June 22, 2026

Application:	FP26-0009: Final Plat of 175th Commerce Centre East
Location:	Northeast of W. 175 th Street and S. Hedge Lane
Owner:	Adam Duerr, 175 Commerce Center Land LLC
Applicant:	Curtis Holland, Polsinelli PC
Engineer:	Jeff Wilke, Kimley-Horn
Staff Contact:	Nathan Jurey; Senior Planner

Site Area:	<u>61.11 ± acres</u>	Proposed Use:	<u>Warehouse, Storage, Wholesale & Distribution Facility</u>
Lots:	<u>1</u>	Existing Zoning:	<u>M-2 (General Industrial) & BP (Business Park)</u>
Tracts:	<u>5</u>	Plat:	Unplatted

1. Introduction

The applicant is requesting approval of a final plat for 175 Commerce Centre East located northeast of W. 175th Street and S. Hedge Lane. The plat establishes lot lines and dedicates public street right-of-way and easements for one (1) lot and five (5) tracts for the development of a warehouse and distribution facility on approximately 61 acres.

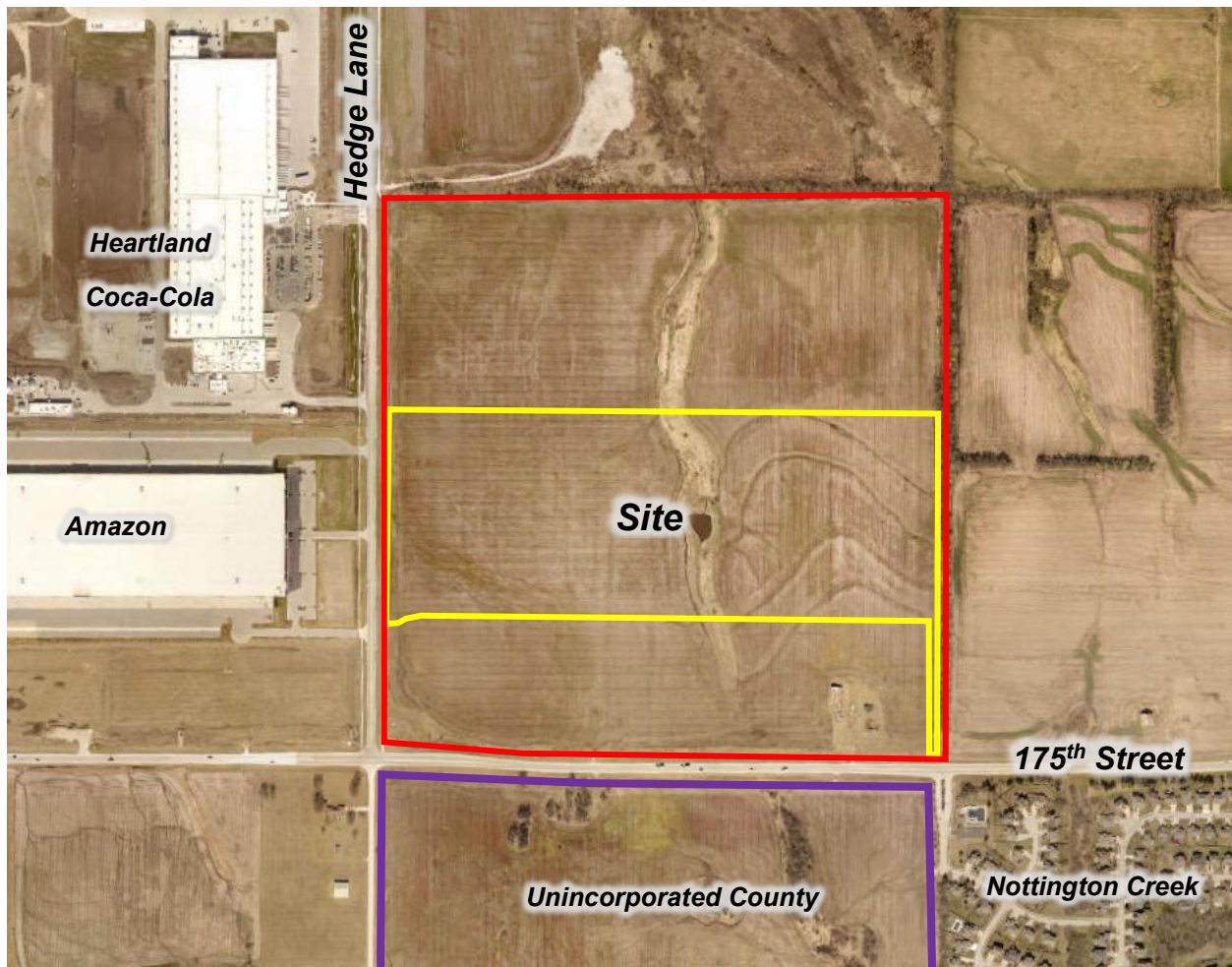
The subject property was annexed in 2021 (ANX21-0003) under Ordinance 21-16. The property is part of the 175 Commerce Centre East development that was rezoned to the BP and M-2 Districts (RZ21-0008) in 2021 with a preliminary development plan for two (2) commercial buildings and two (2) industrial warehouse buildings, including a 1.1 million square foot industrial warehouse building on the subject property.

A final development plan application (PAR26-0017) for this site (Lot 8) is also under administrative review at this time. This final plat represents the first phase of the 175 Commerce Centre East development and is consistent with the approved preliminary development plan.

2. Plat Review

- Lots/Tracts** – The final plat consists of one (1) lot (Lot 8) intended for an industrial warehouse building and five (5) tracts. Tracts A-E are intended for stormwater detention and will be owned and maintained by the property owner until a business association is formed.

- b. **Streets/Right-of-Way** – Public street right-of-way for Hedge Lane and the west half (30-feet) of Monticello Drive is dedicated with this plat as required. The remainder of Monticello Drive right-of-way will be dedicated and the roadway installed with the development of the subject property as stipulated with staff's recommendation. Lot 8 will take access from Monticello Drive and limited access from Hedge Lane. A private access (A/E) easement is dedicated in the southwest corner of the site, allowing shared access between this site and the property to the south.
- c. **Public Utilities** – The property lies within the City of Olathe sanitary sewer and the WaterOne service areas. Utility (U/E) and sanitary sewer (SS/E) easements are dedicated with this plat as required to extend City utilities. Existing water (W/E) easements are shown on the plat.
- d. **Stormwater** – Stormwater detention areas are proposed within Tracts A-E to comply with Title 17 stormwater requirements.



The site is outlined in yellow and the 175 Commerce Center East development in red.

3. Staff Recommendation

- A. Staff recommends approval of FP26-0009, the final plat of 175 Commerce Centre East, with the following stipulation:
 - 1. Monticello Road must be constructed adjacent to this platted property, and Monticello Road must connect to an existing arterial or collector street in accordance with City Council Policy, PI-3 – Public Improvements.

[illegible]

1. BASIS OF BEARINGS: KANSAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE. MEASUREMENTS SHOWN HEREON ARE REFERENCED TO US SURVEY FEET
2. FIELD SURVEY WAS COMPLETED FEBRUARY 5, 2026.
3. CLOSURE SUMMARY: PRECISION EXCEEDS 1 PART IN 487,100!
ERROR DIRECTION: N85°04'00"E
ERROR DISTANCE: 0.013'
PERIMETER: 8,448.87'
4. SITUS ADDRESS: HAS NOT BEEN ASSIGNED (TRACT 2, SPLIT SURVEY AND 22440 WEST 175TH STREET (TRACT 2, SPLIT SURVEY), OLATHE, JOHNSON COUNTY, 66062)
5. SUBJECT PROPERTY IS PARTIALLY IN TRACT 2, ZONE 1 & 45 SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 2009010107G AND 2009010122G, PREPARED BY CITY OF OLATHE, JOHNSON COUNTY, KANSAS, REVISIED AUGUST 3, 2009.
6. SUBJECT PROPERTY IS CURRENTLY ZONED AS R-2 MID INDUSTRIAL, AND BP BUSINESS PARK.

THIS SITE INCLUDES STORMWATER TREATMENT FACILITIES, AS DEFINED AND REGULATED IN THE OLATHE MUNICIPAL CODE. RESTRICTIONS ON THE USE OR ALTERATION OF THE SAID FACILITIES MAY APPLY. THIS PROPERTY IS ALSO SUBJECT TO THE OBLIGATIONS AND REQUIREMENTS OF THE STORMWATER TREATMENT FACILITY MAINTENANCE AGREEMENT APPROVED BY THE CITY.

TRACTS "A-E" SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 8 OR BY A DULY FORMED BUSINESS ASSOCIATION

THE STREETS, DRIVES, ROADS, TERRACES AND OTHER WAYS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED.

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF GLAIZE, JOHNSON COUNTY, KANSAS, TO ENTER UPON, CONSTRUCT AND MAINTAIN CONDUITS, SANITARY SEWER PIPES, UPON, OVER, AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" OR "SSE".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE THOSE PORTIONS OF THE STREETS AND ROADWAYS SHOWN IN SOUTH HEDGE LANE, TOGETHER WITH ALL OTHER PARCELS AND PARTS OF LAND INDICATED ON THIS PLOT, AND NOT HERETOFORE DEDICATED, AS STREETS, TERRACES, ROADS, DRIVES, LANES, AVENUES, COURTS, PLACES, ETC., FOR PUBLIC USE AS PUBLIC WAY OR THOROUGHFARE, SUBJECT TO THE RIGHT HEREBY RESERVED TO THE PRESENT OWNER AND ITS SUCCESSORS AND ASSIGNS FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES AND WIRES UNDER, OVER AND ALONG SAID ROADWAYS.

ALTERATION OF PRESENT OR FUTURE STORMWATER DETENTION, DRAINAGE, AND TREATMENT FACILITIES, INCLUDING BUT NOT LIMITED TO DRAINAGE DITCHES, PIPES, CONVEYANCE LINES, BASINS, INLET STRUCTURES, MANHOLES, AND RELATED APPURTENANCES, TO COLLECT, DETAIN, TREAT, AND TRANSMIT STORMWATER THROUGH, UPON, AND ACROSS A PORTION OF THE OWNER'S PARCEL. THE BMP EASEMENT AREAS ARE MORE PARTICULARLY BOUNDED AND DESCRIBED ON THIS PLAT AS TRACTS "A-E."

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS " 175 COMMERCE CENTRE EAST ".

IN TESTIMONY WHEREOF:
175 COMMERCE CENTER LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2026

BY: _____

NAME: _____

ITS:

STATE OF _____)

ON THIS _____ DAY OF APRIL, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

CENTER LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID PERSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

APPROVALS:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _____ DAY OF _____, 202_____

APPROVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS THIS _____ DAY OF _____, 2020.

ATTEST:

 ORFEO SWABERDING, CITY CLERK

THIS IS TO CERTIFY THAT I, JEFFREY P. MEANS, A PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. 1381, HAVE MADE A SURVEY OF THE PROPERTY HEREIN DESCRIBED UNDER MY DIRECT SUPERVISION ON (DATE OF FIELDWORK) AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION STATE THAT THIS SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARD FOR BOUNDARY SURVEYS AS SUCH STANDARDS ARE ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

PRELIMINARY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°03'32"E	58.08'
L2	N31°40'31"W	71.98'
L3	S58°19'29"W	119.98'
L4	S01°54'33"E	20.00'

CRVE #	LENGTH	RADIUS	DELTA
C1	88.56'	174.84'	29°01'19"
C2	88.70'	195.00'	26°03'48"
C3	83.92'	180.00'	26°42'50"

REA SUMMARY

34,133 SQ. FT. OR 52,896 AC. ±
75,926 SQ. FT. OR 1,743 AC. ±
63,802 SQ. FT. OR 1,465 AC. ±
56,893 SQ. FT. OR 1,306 AC. ±
18,403 SQ. FT. OR 0.423 AC. ±
33,429 SQ. FT. OR 0.767 AC. ±
AREA: 600 SQ. FT. OR 0.0137 AC. ±
RIAL R/W: 61,801 SQ. FT. OR 1,419 AC. ±
AREA: 47,100 SQ. FT. OR 1,081 AC. ±
362,087 SQ. FT. OR 8,113 AC. ±

ON ABBREVIATIONS

CORNER
RIGHT-OF-WAY
BOOK
PAGE
DOCUMENT NUMBER
CALCULATED MEASUREMENT
SPLIT SURVEY MEASUREMENT

GENERAL LEGEND

SURVEY BOUNDARY
SECTION LINE
PARCEL LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
LIMITS OF NO ACCESS
FOUND SECTION CORNER (AS NOTED)
FOUND MONUMENT (AS NOTED)
SET 1/2" x 24" IRON ROD W/ MEC CAP