



## Staff Report

<b>Application:</b>	<b><u>PLN26-0002</u>: Repeal of Ord. 02-15, Ord. 05-75, and Ord. 07-80, pertaining to certain Land Use Plans and Design Guidelines for the City of Olathe</b>
<b>Applicant:</b>	City of Olathe, Economy – Community Development
<b>Staff Contact:</b>	Jessica Schuller, AICP, Senior Planner

### Overview

The City of Olathe adopted several land use plans and studies in the early 2000's to guide growth and development in areas of the City anticipated to undergo rapid growth and change. These plans include the [K-7 Corridor Study and Design Guidelines \(2002\)](#), [Coffee Creek Master Plan \(2005\)](#), and the [Lone Elm Vicinity Plan \(2007\)](#), which were later adopted by reference into the PlanOlathe Comprehensive Plan (2010). At the time of implementation, these land use plans played an important role in guiding the appearance and quality of architecture in the corridor, as the Unified Development Ordinance (UDO) did not yet contain architectural and site design standards. However, architectural and site design standards were adopted into the UDO in 2014, creating consistent high-quality architectural standards across the City that are still used today.

The Elevate Olathe Comprehensive Plan, adopted April of 2026 (Ord. 26-14), defines updated development and design priorities, land uses patterns, transportation and environmental considerations specific to various "subareas" of the City (see map below). Two of these subareas – the *K-7 Corridor Subarea* and the *175<sup>th</sup> Street Subarea* – overlap land areas within the three (3) land use plans.

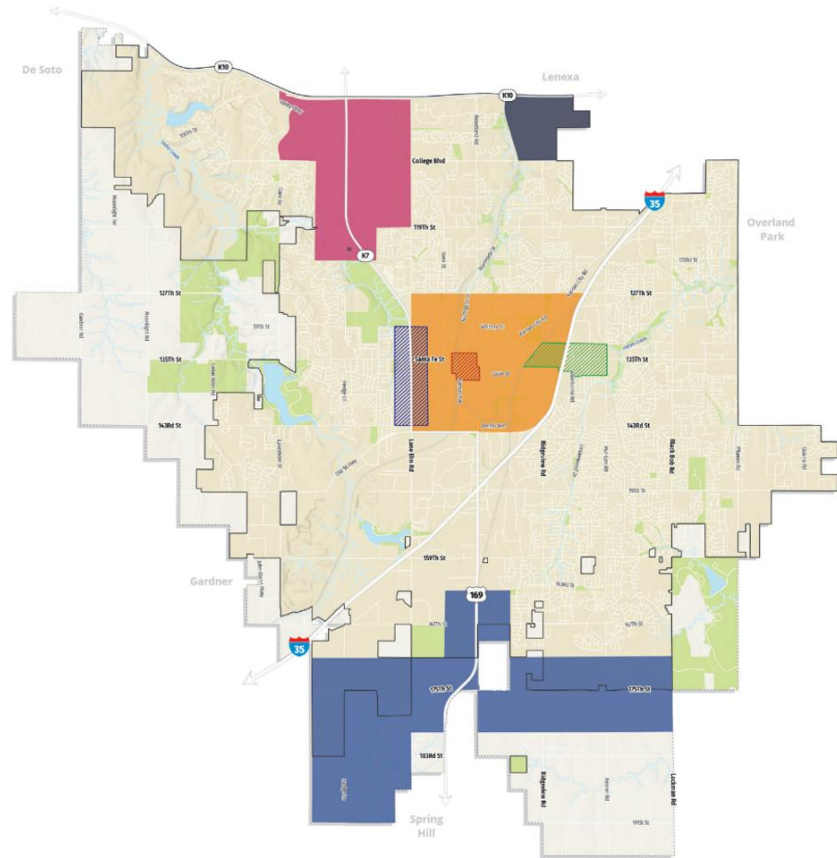
The subarea recommendations reflect the feedback received at a series of robust public outreach opportunities throughout the Comprehensive Plan update process between 2024 and 2026, including surveys, workshops, open houses and public events. A public open house was specifically held to gather information and feedback on all subareas identified in the Comprehensive Plan, including the K-7 Corridor and 175<sup>th</sup> Street Subarea. Additionally, online engagement opportunities were provided throughout the plan update and specific to the subareas.

## SUBAREA BOUNDARIES

The subareas are broken up into two groups: Growth/Edge subareas and Interior/Core subareas. The Growth/Edge subarea plans were selected to provide more specific recommendations for future land use, potential opportunity sites, transportation connections, and trail connections. The Interior/Core subareas were selected to give targeted redevelopment recommendations with the goal of building on existing assets to strengthen these areas of the City.

### SUBAREAS

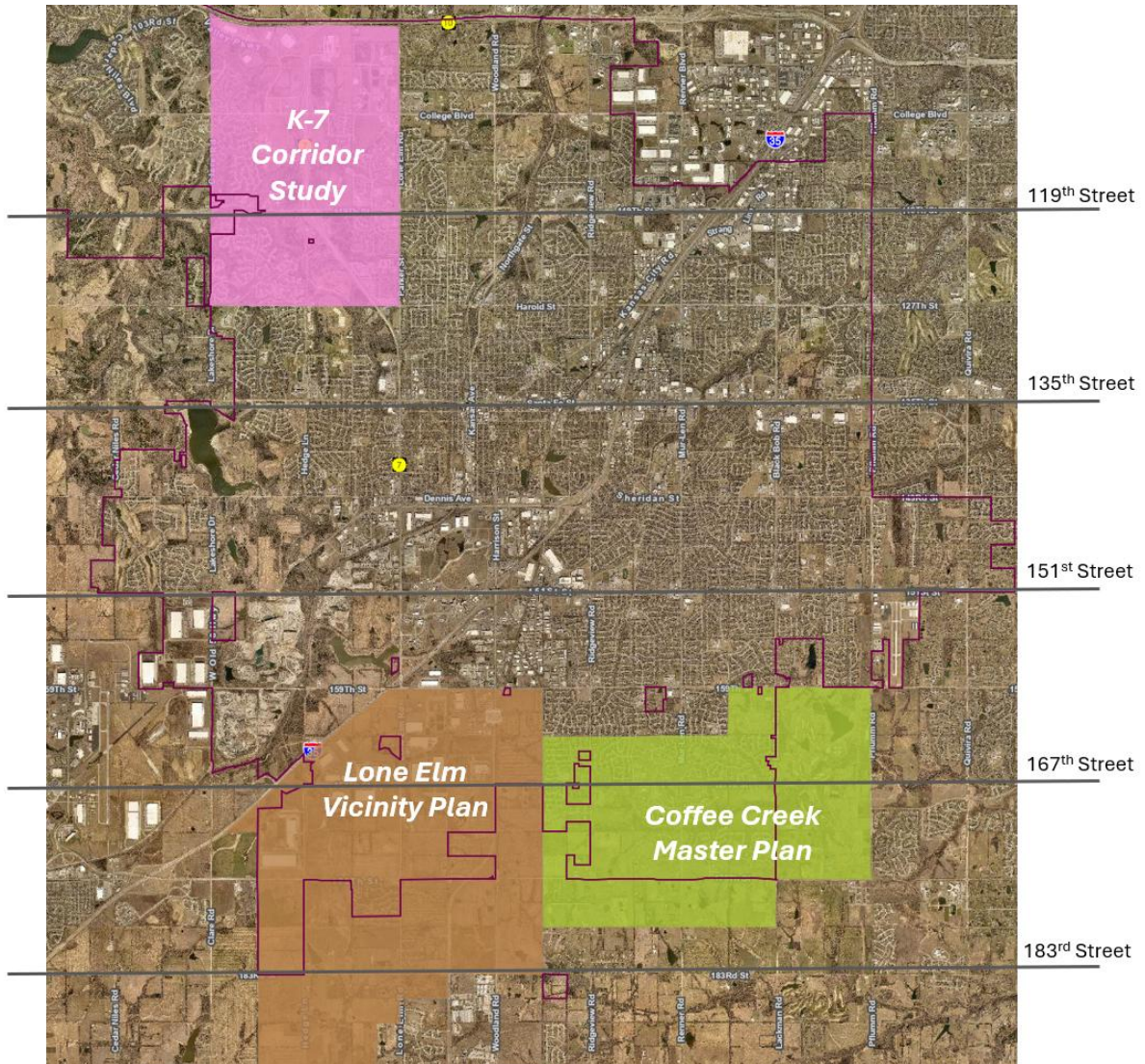
-  K-7 Corridor
-  North Ridgeview
-  Parker Street
-  Downtown Core
-  Original Town
-  Santa Fe Street
-  175th Corridor



*Elevate Olathe Subarea Boundaries*

### Staff Recommendation

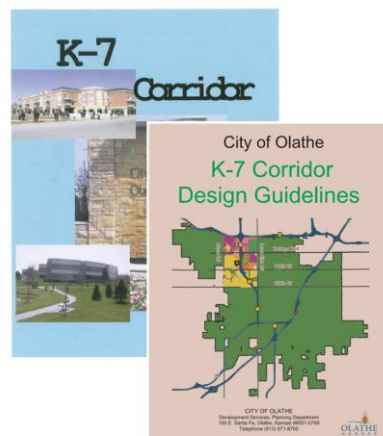
Staff recommends the repeal of the referenced land use studies, the content and recommendations of which are summarized on the following pages. These plans have since been superseded by the Elevate Olathe Comprehensive Plan and Future Land Use Map, the architectural standards of the Unified Development Ordinance (adopted in 2014), and the revised 2026 Major Street Map. The map below provides the location of these study area boundaries.



*Location of Corridor Plans which are Recommended for Repeal*

### 1. K-7 Corridor Study (1997) and Design Guidelines (2002) – Ordinance No. 02-15

The K-7 Corridor Study, originally completed in 1997, extends from K-10 to 127<sup>th</sup> Street, and from Clare Road to Lone Elm Road. The purpose of the plan is to provide economic development and employment opportunities, develop a street system to balance access and traffic movements, and provide a vision for high quality development in the corridor. Design Guidelines were later established to set the expectation for high-quality, coordinated development along the corridor, emphasizing a cohesive, attractive, and



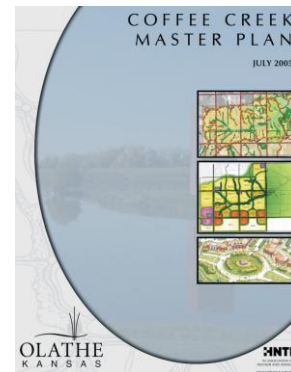
functional environment that integrates land use, transportation, architecture, and natural features.

The K-7 Corridor Design Guidelines include a future land use map directing zoning and development decisions in the corridor. The guidelines also recommend restricting certain land uses (e.g., heavy industrial, outdoor storage, and auto-oriented businesses) and emphasize landscaping, gateway features, and cohesive design to create a visually appealing and economically viable corridor.

## 2. Coffee Creek Master Plan (2005) – Ordinance No. 05-75

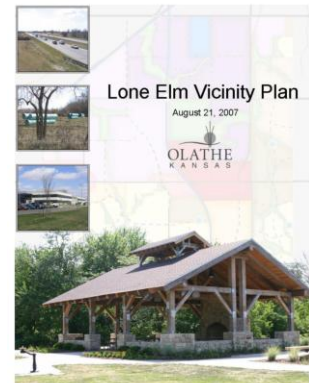
The Coffee Creek Area Master Plan is intended to guide future land use, development patterns, and community design within the Coffee Creek area, along the 175<sup>th</sup> Street corridor. Its primary purpose is to establish a clear framework for how the area should grow over time, balancing residential development, commercial opportunities, and community amenities while ensuring cohesive and orderly development.

Key elements of the plan include the designation of distinct land use categories—such as transitional, neighborhood, and mixed-density residential areas; mixed-use and village retail centers; and retail/business park zones; alongside the integration of parks and open space. Together, these components emphasized creating a connected, livable environment supporting a range of housing options, local services, and recreational opportunities while preserving open space and enhancing overall community character.



## 3. Lone Elm Vicinity Plan (2007) – Ordinance No. 07-80

Key elements of the plan include a future land use strategy that organizes the area into a mix of residential neighborhoods, mixed-use areas, commercial centers, employment zones, and interconnected parks and open space systems. The plan emphasizes walkable neighborhoods, compatible transitions between land uses, and strategic placement of higher-intensity development near major transportation corridors. It also outlines infrastructure and service needs—such as roads, sewer, water, and public safety facilities—to support full build-out, and highlights the importance of regional coordination with neighboring jurisdictions and agencies. Overall, the plan serves as a policy guide to manage growth, promote quality of life, and align development with long-term community goals.



## Summary

In summary, staff recommends the repeal of the K-7 Corridor Study and Design Guidelines, the Coffee Creek Master Plan and the Lone Elm Vicinity Plan to remove conflicting and/or dated recommendations between the land use studies and the 2026 Elevate Olathe Comprehensive Plan. This will further consistency and clarity with the development community and appointed and elected City leadership.