



## STAFF REPORT

Planning Commission Meeting: April 13, 2026

<b>Application:</b>	<b>MP26-0001: Minor Plat of 167 Logistics Centre</b>
<b>Location:</b>	Northwest of W. 167 <sup>th</sup> Street and S. Lone Elm Road
<b>Owner:</b>	Kenneth Block, Block Development Company
<b>Applicant:</b>	Curtis Holland, Polsinelli PC
<b>Engineer:</b>	Timothy Jones, McClure
<b>Staff Contact:</b>	Taylor Vande Velde; Planner II

<b>Site Area:</b>	<u>18.98 ± acres</u>	<b>Proposed Use:</b>	<u>Office</u>
<b>Lots:</b>	<u>1</u>	<b>Existing Zoning:</b>	<u>MP-2 (Planned General Industrial)</u>
<b>Tracts:</b>	<u>2</u>	<b>Plat:</b>	<u>Pacific Sunwear Amended 1<sup>st</sup> Plat</u>

### 1. Introduction

This is a request for approval for a minor plat for 167 Logistics Centre, containing one (1) lot and two (2) tracts on approximately 18.98 acres, located northwest of W. 167<sup>th</sup> Street and S. Lone Elm Road. The property was zoned to the MP-2 (Planned General Industrial) District in 2006 (RZ06-015) and replatted in 2007 for industrial uses. The revised minor plat will re-establish lot lines and rearrange stormwater tracts in conjunction with the associated preliminary site development plan, currently under review (PR26-0008), to construct 153,600 square feet of office space for Faith Technologies (FTI), which occupies the buildings to the west.

No public easements or right-of-way are dedicated with this plat; therefore, the plat does not require City Council acceptance.

### 2. Plat Review

- a. **Lots/Tracts** – The plat reestablishes lot lines for one (1) industrial lot and two (2) stormwater tracts to allow for the development of 153,600 square feet of office space, which is permitted in the MP-2 zoning district. Tracts A and B will be owned and maintained by the owners of Lot 1 and primarily used for stormwater detention.
- b. **Streets/Right-of-Way** – The lot will take access from both W. 167<sup>th</sup> Street and S. Lone Elm Road, as well as share private internal access with the existing buildings to the west.
- c. **Public Utilities & Easements** – The property is located within the City of Olathe sanitary sewer and WaterOne service areas and served by existing utilities. Existing public

easements were previously dedicated, and no new public easements are proposed with this plat.

- d. **Stormwater** – Stormwater detention will be managed through Tracts A and B, which will be owned and maintained by the owners of Lot 1. The applicant will dedicate Access Easements (A/E) by a separate instrument to allow for necessary inspections by City Staff.



*Aerial view of the subject property outlined in blue.*

### 3. Staff Recommendation

- A. Staff recommends approval of MP26-0001, the minor plat of 167 Logistics Centre, with the following stipulation(s):
  1. The required Access Easement (A/E) must be approved and recorded by a separate instrument.