



STAFF REPORT

Planning Commission Meeting: September 22, 2025

Application: RZ25-0011: Request for approval of a rezoning from CTY IP-2 (County Planned Industrial) District to M-2 (General Industrial) District, preliminary site development plan, and approval of a Final Plat (FP25-0026) for Earth Contact Products

Location: 15680 S. Keeler Terrace

Owner: John Michael Mitchell; Mitchell Properties

Applicant: Eric Hughes; Strickland Construction, Inc.

Staff Contact: Emily Carillo; Senior Planner

Site Area: 2.25± acres **Proposed Use:** Flex Space (Office & Warehouse Building)

Building Area: 27,825 total sq. ft. **Plat:** Unplatted

Existing Zoning: CTY IP-2 **Proposed Zoning:** M-2

Lots: 1 **Tracts:** 0

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
North	Industrial Area	Flex Space (Office & Warehouse)	M-2
South	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
East	Industrial Area	Flex Space (Office & Warehouse)	M-2
West	Industrial Area	Flex Space (Office & Warehouse)	M-2

1. Introduction

The applicant is requesting approval of a rezoning from CTY IP-2 (County Planned Industrial District) to the M-2 (General Industrial District), along with a preliminary site development plan, for a proposed facility located at 15680 S. Keeler Terrace. The applicant is also requesting approval of a final plat (FP25-0026), which will establish lot lines and dedicate public easements for the existing 2.25± acre lot.

The applicant intends to redevelop the existing site with the construction of a new 28,000-square-foot industrial building for Earth Contact Products (ECP), intended for manufacturing, storage, and shipping operations. A rezoning to a city zoning district is required prior to development.

2. History

The existing buildings located on the site were constructed in 1983, when the property was located within unincorporated Johnson County, as part of the larger Southwest Properties Industrial Park. The subject property remains unplatted.

3. Existing Conditions

The subject property is located within an established industrial park characterized by adjacent industrial buildings of similar age and metal-style construction, reflecting a cohesive architectural style. The site includes an existing one-story, 2,400-square-foot brick office building attached to a 4,800-square-foot metal warehouse. Access to the property is provided from Keeler Terrace through two (2) access drives located at the north and south ends of the lot. Beyond the primary structures, the site contains several small accessory metal structures, storage areas, and gravel surface used for parking, storage and circulation.



View of the subject property looking north and west from S. Keller Terrace.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The proposed land use of Flex Space (Office & Warehouse) is a permitted use in the M-2 District. The M-2 District is also consistent with the future land use map of the PlanOlathe Comprehensive Plan which designates the site as an Industrial Area.
- b. **Building Height** – The proposed industrial building is 37-feet at its tallest point, complying with the maximum allowable height of 55-feet for industrial buildings in the M-2 (General Industrial) District and is therefore in compliance with zoning requirements.
- c. **Setbacks** – Standard setbacks for the M-2 District include a 30-foot front yard setback, and 10-foot side and rear yard setbacks, meeting these requirements. Additionally, parking/paving areas must be 30 feet from the street right-of-way and 10 feet from property lines. The existing parking area does not meet current UDO requirements for parking/paving setbacks. The proposed development will improve the parking/paving area, bringing it into closer conformance as allowed for non-conforming situations per UDO 18.60.

5. Development Standards

- a. **Access/Streets** – The subject property is accessed from Keeler Terrace via two one-way drives located at the north and south ends of the lot. The south access drive will serve as the primary entrance for parking, as well as for accessing the loading docks and shipping

area. All vehicles will exit the site using the north access drive, which is aligned directly with the existing access drive of the adjacent property to the east.

- b. **Parking** – The proposed development provides a total of 19 parking spaces, meeting the minimum Unified Development Ordinance (UDO) requirement of one space per 1,500 square feet for this use. Of these, 16 stalls will be located in front of the building and accessible to public and employees, while 3 stalls are proposed behind a secure gate near the shipping and storage operations. Existing gravel parking and storage areas will be removed, and all parking spaces and vehicular pathways will be paved with asphalt or concrete.
- c. **Landscaping/Screening** – Nonresidential landscaping along Keeler Terrace includes a mix of required shade, ornamental, and evergreen trees, and provides adequate screening for the parking area. Sight triangles at both access points are maintained, and all plantings avoid conflicts with existing utilities. A row of shrubs is also proposed along the southern property line to supplement existing mature vegetation on the adjacent site.

Outdoor storage will be fully screened with a 6-foot galvanized chain-link fence with slats, consistent with UDO requirements for industrial districts. Rooftop and ground-mounted mechanical equipment, utility meters, and other exterior systems will be screened from public view using landscaping, building elements, or compatible architectural treatments per UDO 18.30.130.Landscaping/Screening]

- d. **Tree Preservation** – Approximately 83% of the existing site is covered by impervious surfaces, resulting in minimal trees on the property. The existing row of mature trees and vegetation along the southern property line adjacent to the site will remain undisturbed throughout construction and will be further enhanced through the proposed landscape improvements.
- e. **Stormwater/Detention** – The site is serviced by City of Olathe stormwater infrastructure. The proposed redevelopment results in a net decrease of approximately 3,727 square feet of impervious area; therefore, the site is not subject to Title 17 stormwater requirements.
- f. **Public Utilities** – The site is served by City of Olathe Sanitary sewer and WaterOne for water service. An existing 20-foot utility and drainage easement runs along the south property line beneath the existing pavement. A new 10-foot utility easement is proposed along Keeler Terrace and will be dedicated through the platting process.

6. Site Design Standards

The property is subject to the Site Design Category 6 based on the Industrial Area designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – The largest parking pod consists of 16 parking stalls, well under the maximum allowance of 320 stalls per parking pod.

7. Building Design Standards

The proposal includes a single-story 27,825 square foot building that is subject to the Industrial Building design standards according to UDO Section 18.15.020.G.10. The east façade, which is street-facing and serves as the building's only primary façade, is organized into two distinct portions. The southern portion contains the main entrance and administrative office space, while the northern portion, which is offset from the south entry,

accommodates the loading area and dock doors. The following table lists the applicable design requirements and proposed design elements:

Building Design Standard	UDO Design Requirements Proposed Design
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>The building features a recessed entryway which distinguishes the main entrance from the remainder of the building in accordance with UDO requirements.</p>
<i>Garage and Overhead Doors</i>	<p><i>If visible, street-facing doors must include a three (3) foot deep canopy or overhang above the doorway, be recessed a minimum of two (2) feet from the building façade line, and the door be architecturally treated.</i></p> <p>Two (2) new overhead doors are proposed on the east, street-facing primary façade. Both doors will be recessed 24 inches and feature a 3-foot-deep metal canopy. The doors will include window panels, in accordance with UDO requirements.</p>
<i>Glass</i>	<p><i>First floor primary façade areas must incorporate a minimum fifteen (15) percent clear glass.</i></p> <p>As proposed, the applicant is providing 14.4% clear glass across the entire façade, including upper levels. A waiver is not being requested; therefore, a stipulation is included requiring compliance with the 15% clear glass requirement prior to approval of the final site development plans.</p>
<i>Façade Articulation</i>	<p><i>Horizontal and vertical articulation must be used to divide primary façades into vertical bays that are no greater than 50 feet in width for buildings under 100,000 square feet.</i></p> <p>The east primary façade is separated into two distinct portions. The southern portion, which includes the main entrance and administrative office space, incorporates articulation through a prominent entry feature, wall projections, and vertical bays that extend the full height of the façade, thereby meeting the requirement.</p> <p>The northern portion, which contains the loading area and dock doors, is offset from the southern portion but does not currently demonstrate compliance. A stipulation is included requiring that this section of the primary façade meet the articulation requirement prior to approval of the final site development plans.</p>

The primary façade incorporates a mix of clear glass, cultured stone, and adobe-textured insulated metal panels in neutral brown tones. Secondary façades are primarily clad with metal paneling, with cultured stone and glass accents concentrated along the eastern portion associated with the administrative office area. Staff continues to work with the

applicant on material classifications and the required use of Class 1 and Class 2 materials. A stipulation has been included requiring that the building design comply with UDO building material standards prior to approval of the final site development plan.

8. Public Notification and Neighborhood Meeting

Neighborhood notification was provided to property owners within 500-feet of the subject property, as required by the UDO. A neighborhood meeting was held on August 26, 2025, with no residents in attendance. Staff has not received any correspondence regarding the proposed project.

9. UDO Rezoning Criteria

The proposal aligns with the future land use map of the Plan Olathe Comprehensive Plan which identifies the subject property as an Industrial Area. Industrial areas are designated for more intensive industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in industrial areas. In Industrial areas, complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses.

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The proposed rezoning meets the following policy elements of the Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

ES-1.4: Support for Local Business. Support the retention, expansion and entrepreneurial activities of existing local businesses and maintain a positive business climate. Promote local shopping and local lodging as a means to support the community's economy.

ES-3.1: Reinvestment in Existing Commercial and Industrial Areas. Cooperate with the private sector to foster the revitalization of existing commercial and industrial areas in order to create greater vitality.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area is characterized primarily by industrial and employment-related uses, including landscape services, manufacturing, automotive repair, and various office/warehouse facilities. Nearby structures are predominantly large metal-panel buildings with office-front entries, reflecting the area's functional and industrial character. The proposed development is designed to be cohesive with the existing industrial

buildings in the area while meeting current architectural code requirements. The design maintains compatibility with the established development pattern in terms of style, materials, and overall character.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The property to the south retains County industrial zoning (IP-2), while the properties to the north, east, and west are zoned M-2 (General Industrial District). Surrounding land uses include landscape services, plastics manufacturing, automotive repair, and various office/warehouse operations. The proposed expansion is consistent with the zoning and land use patterns of the surrounding area and is in harmony with the existing industrial character of nearby properties.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The site is currently zoned County Planned Industrial (CTY IP-C) District. Surrounding properties are similarly zoned for industrial uses that correspond with the PlanOlathe Future Land Use designation for Industrial Areas. Rezoning the subject property to the M-2 District aligns it with adjacent zoning classifications and allows for uses that better support and complement development patterns within the surrounding area.

E. The length of time the property has remained vacant as zoned.

The subject property is developed and has been occupied by various industrial uses consistent with the surrounding area.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development is not expected to have any detrimental impacts on nearby properties. The intended use is compatible with surrounding industrial uses and aligns with the established character and function of the broader industrial area. No adverse effects related to traffic, noise, or visual impact are anticipated as a result of the proposed rezoning and site improvements.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

The proposed development is not anticipated to negatively impact the value of nearby properties, which are similarly zoned for industrial and employment-related uses. The expansion has been designed to complement surrounding development through the use of consistent architectural design, building materials, and overall scale, promoting visual continuity with the area's established industrial character.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed use is not expected to adversely impact traffic capacity, circulation, or safety within the surrounding road network.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The proposed use is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items.

J. The economic impact of the proposed use on the community.

The proposed use is expected to have a positive economic impact on the community by increasing property tax revenue and potentially contributing to additional sales tax revenue. The proposed use also has the potential to create new employment opportunities for the local industrial and employment base.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the application would result in no significant gain or detriment to public health, safety, or welfare. The proposed rezoning is not anticipated to have any negative impacts on these factors. If denied, development of the property would be limited to industrial uses permitted under the current County zoning regulations.

10. Staff Recommendation

- A. Staff recommends approval of RZ25-0011, Earth Contact Products, for the following reasons:
 - 1. The proposed redevelopment complies with the policies and goals of the PlanOlathe Comprehensive Plan.
 - 2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning (RZ25-0011) with no stipulations.
- C. Staff recommends approval of the final plat (FP25-0026) with no stipulations.
- D. Staff recommends approval of the preliminary site development plan request with the following stipulation:
 - 1. The building elevations will meet all architectural requirements for Industrial Buildings prior to final site development plan approval.