



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:	<u>2.25± acres</u>	Proposed Use:	<u>Flex Space (Office & Warehouse Building)</u>
Building Area:	<u>27,825 total sq. ft.</u>	Plat:	Unplatted
Existing Zoning:	<u>CTY IP-2</u>	Proposed Zoning:	<u>M-2</u>
Lots:	<u>1</u>	Tracts:	<u>0</u>

	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>	<i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i> The building features a recessed entryway which distinguishes the main entrance from the remainder of the building in accordance with UDO requirements.
<i>Garage and Overhead Doors</i>	<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> 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.
<i>Glass</i>	<i>First floor primary façade areas must incorporate a minimum fifteen (15) percent clear glass.</i> 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.
<i>Façade Articulation</i>	<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> 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. 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.

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.

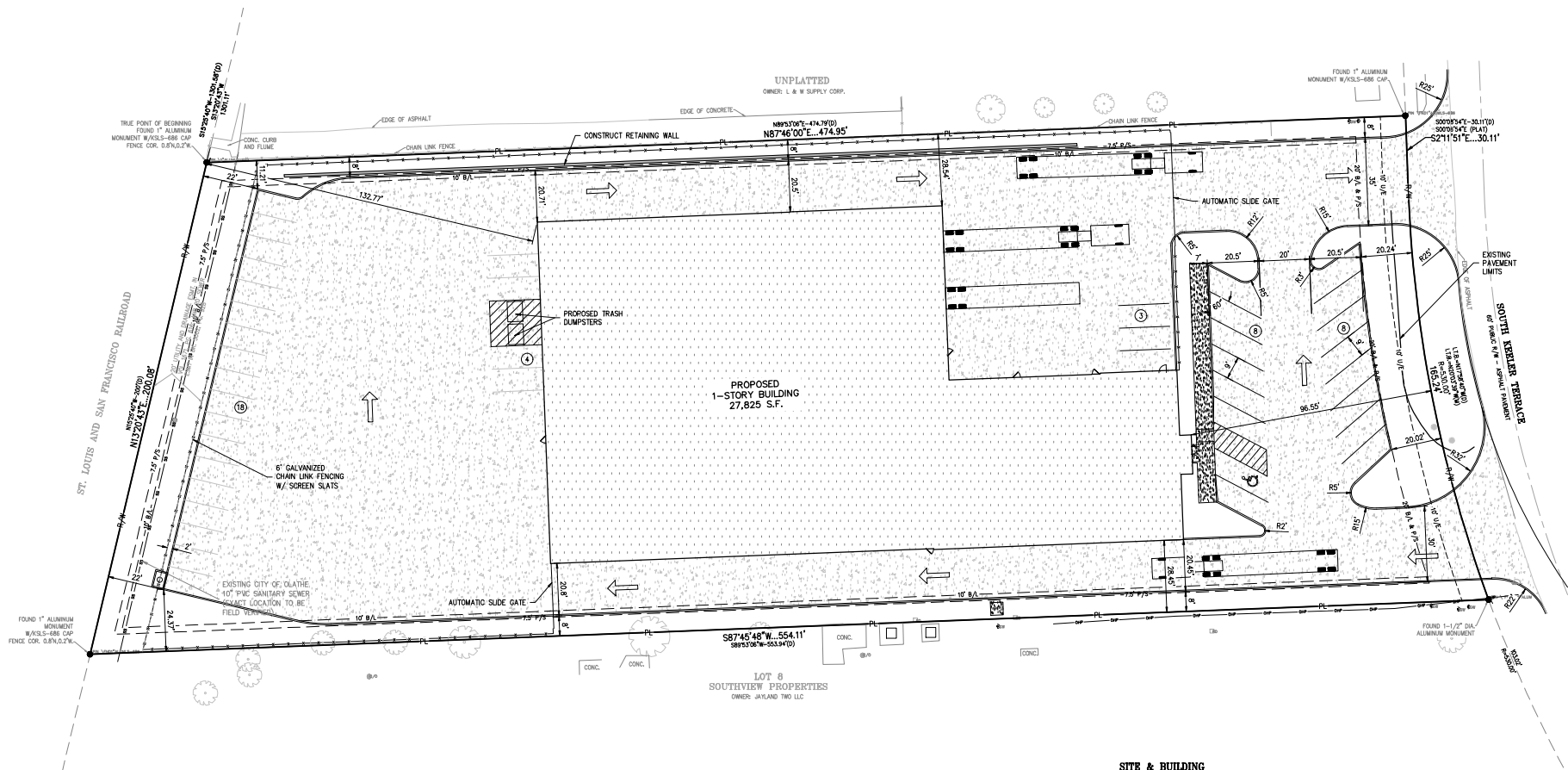
K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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.

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LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14, RANGE 23, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS; THENCE NORTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 1392.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE SOUTH 15 DEGREES 25 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1301.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15 DEGREES 25 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 200 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 08 SECONDS EAST A DISTANCE OF 553.54 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 17 DEGREES 58 MINUTES 40 SECONDS WEST AND A RADIUS OF 530 FEET FOR A DISTANCE OF 165.24 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 30.11 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 474.79 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

GROSS AREA = 98,068± SQ.FT. / 2.2513± ACRES

PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18.30.160)	
REQUIRED - LOT 1	
MANUFACTURING (1 PER 1,500 S.F.)	19
TOTAL	19
PROVIDED - LOT 1	
STANDARD SPACES	18
ACCESSIBLE SPACES	1
TOTAL	19

Standards --	Site 3, 4, 5, or 6	Site 3, 5, or 6
Height (maximum)	• Buildings: 55 feet • Other Structures (including signs): 100 feet. The structure must be set back from all property lines a distance at least equal to its height.	• 12 stories/144 feet
Front yard (minimum)	• 30 feet	• 20 feet
Side yard (minimum)	• 10 feet	• 10 feet
Rear yard (minimum)	• 10 feet	• 10 feet
Parking/paving location	• 30 feet from streetright-of-way • 10 feet from property lines	• 20 feet from streetright-of-way • 7 1/2 feet from property lines
Open space (see Section 18.30.170)	15% of net site area	n/a

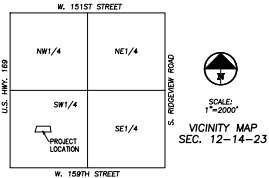
SITE & BUILDING SUMMARY TABLE

SITE DATA	SITE AREA	FAR
LOT	2.25 AC.	0.2837
BUILDING DATA	BUILDING AREA	MAX HT.
BUILDING #1	27,825 S.F.	36'-10"

ZONING BULK REGULATIONS

ZONING		
EXISTING: CTY IP-2	PROPOSED: M2	
BUILDING SETBACKS (CODE SECTION 18.20.200)		
LOCATION	REQUIRED	PROVIDED
FRONT YARD	20 FT	96 FT
SIDE YARD	10 FT	28 FT
REAR YARD	10 FT	132 FT
PARKING SETBACKS (CODE SECTION 18.20.200)		
LOCATION	REQUIRED	PROVIDED
FROM P/L	7.5 FT	8 FT
FROM R/W	20 FT	20 FT
LANDSCAPE SETBACKS (CODE SECTION 18.30.130)		
LOCATION	REQUIRED	PROVIDED
FROM P/L	10 FT	8 FT
FROM R/W	10 FT	20 FT

LEGEND	
— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER	
— 6" CURB	
— B/L	BUILDING SETBACK LINE
— P/S	PARKING SETBACK LINE
— L/S	LANDSCAPE SETBACK LINE
— PROPOSED BUILDING	
— CONCRETE PAVEMENT	
— CONCRETE SIDEWALK	
— RETAINING WALL	
— PARKING LOT LIGHT POLE	
— PARKING SPACES	
— 6" GALVANIZED CHAIN LINK FENCE W/ SCREEN SLATS	



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UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

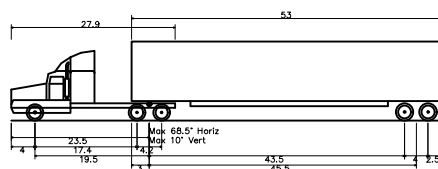
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Civil, Survey, and
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SITE PLAN - OVERALL
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	REVISION	DESCRIPTION
155002	08-23-2015	1	ISSUED FOR PERMITS
155002	08-23-2015	2	REVISED FOR PERMITS

SHEET
C100



LEGEND

— PL —	PROPERTY LINE
- - LL - -	LOT LINE
- - R/W - -	RIGHT-OF-WAY
=====	2' CURB & GUTTER
=====	6" CURB
	PROPOSED BUILDING
	ASPHALT PAVEMENT (CAR PARKING AREAS)
	ASPHALT PAVEMENT (CAR DRIVE LANES)
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK



TRUCK TURN PLAN
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

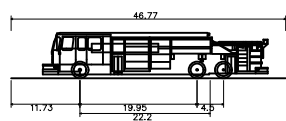
STANLEY ENGINEERING, INC.
1250 N. Winchester
Chula Vista 61004
(619) 391-7755
Fax (619) 391-6644
www.stanleyengineering.com



PLANNING
ENGINEERING
INFRASTRUCTURE

PROJECT NO.	No.	Date	Revisions	By
PROJ-01-25-2025 [REDACTED]	1.	06-22-2025	REVISED PER STAFF COMMENTS	AEB JMF
APPROVAL OF AUTHORIZATION [REDACTED] DATE: 06-22-2025 BY: AEB [REDACTED] FOR: JMF				
APPROVAL OF AUTHORIZATION [REDACTED] DATE: 06-22-2025 BY: AEB [REDACTED] FOR: JMF				
APPROVAL OF AUTHORIZATION [REDACTED] DATE: 06-22-2025 BY: AEB [REDACTED] FOR: JMF				

SHEET
C102



46.770ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°

	PL	PROPERTY LINE
	LL	LOT LINE
	R/W	RIGHT-OF-WAY
		2' CURB & GUTTER
		6" CURB
		PROPOSED BUILDING
		ASPHALT PAVEMENT (CAR PARKING AREAS)
		ASPHALT PAVEMENT (CAR DRIVE LANES)
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK



SCALE: 1"=20'

TRUCK TURN PLAN
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

STANLEY ENGINEERING, INC.
1250 N. Winchester
Chula Vista 61004
(619) 391-7755
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PLANNING

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SHEET
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Know what's below.
Call before you dig.

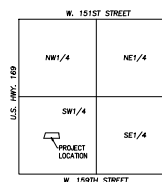
UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Earthwork Summary	
ECP	
8/22/2025	
Raw Excavation	22 Cu. Yds.
In Place Compaction (+15%)	-11,351 Cu. Yds.
Pavement Adjustment	2,013 Cu. Yds. (assume 12" of additional excavation)
Building Adjustment	2,061 Cu. Yds. (assume 24" of additional excavation)
On Site Fill	7,256 Cu. Yds.
Limits of Disturbance	2.25 acres
Adjustment to Balance	-0.67 ft

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF OLATHE, COMMUNITY NO. 200109, JOHNSON COUNTY, KANSAS, MAP NO. 20091C01096, AND DATED AUGUST 3, 2009.



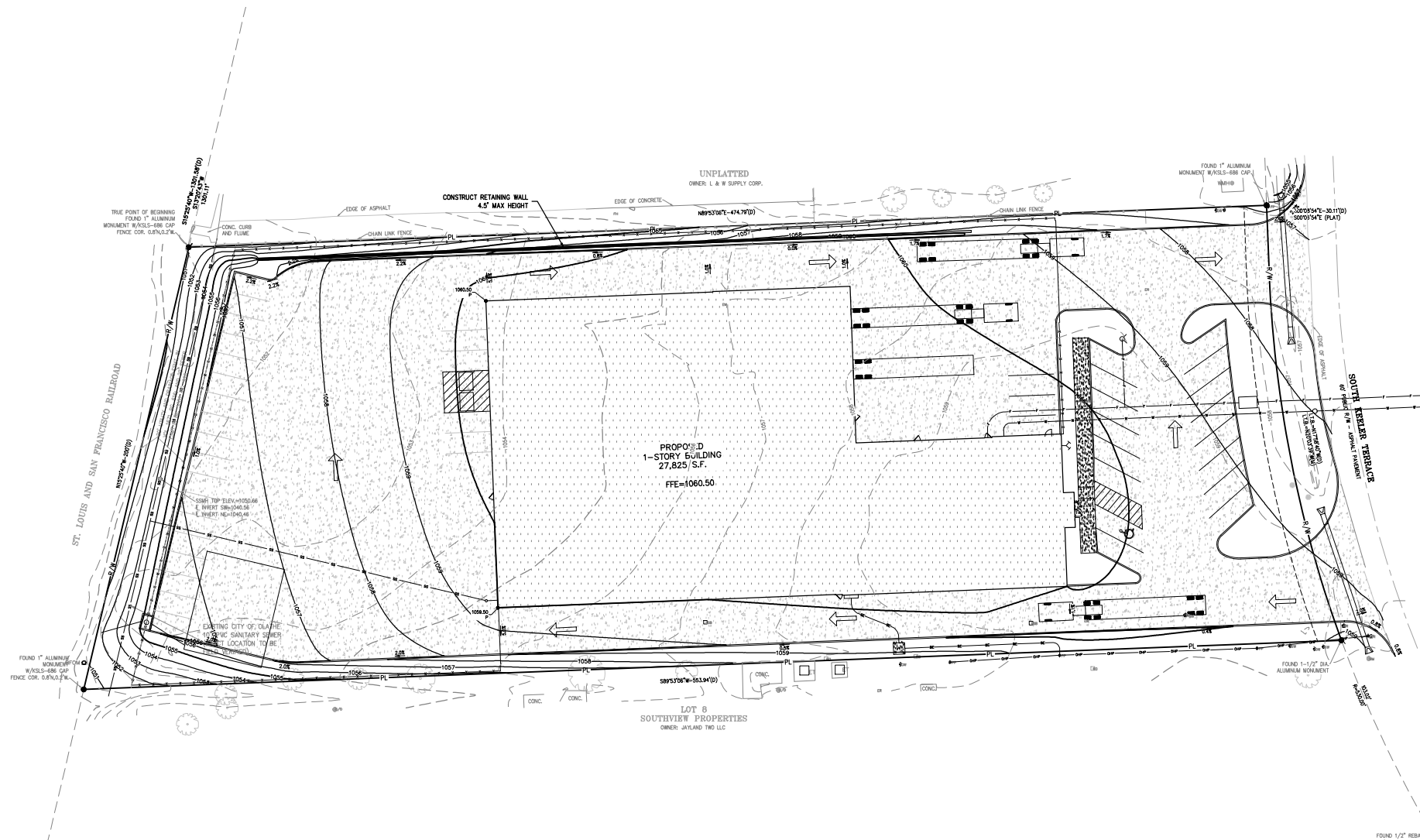
SCALE: 1"=2000'
VICINITY MAP
SEC. 12-14-23

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM PIPE
- PROPOSED NET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL



SCALE: 1"=20'
0' 20' 40'



PHELPS ENGINEERING, INC.
3001 N. Webster
Olathe, Kansas 66061
(913) 766-1000
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GRADING PLAN — OVERALL
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

NO.	DATE	REVISIONS	BY
1.	08-22-2023	REVISED PER STAFF COMMENTS	ADJ
PROJECT: PERMANENT DAMAGE AFB			
DATE: 07-25-2025 APPROVED: AOC			
CHECKED: DAW			
CONTINUE OF AUTHORIZATION			
EXP. DATE: 12-31			
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PLANT SCHEDULE

EVERGREEN TREES



1

EVERGREEN SHRUBS



138

ORNAMENTAL DECIDUOUS



11

UPRIGHT EVERGREEN SCREENING SHRUBS



9

STREET TREES



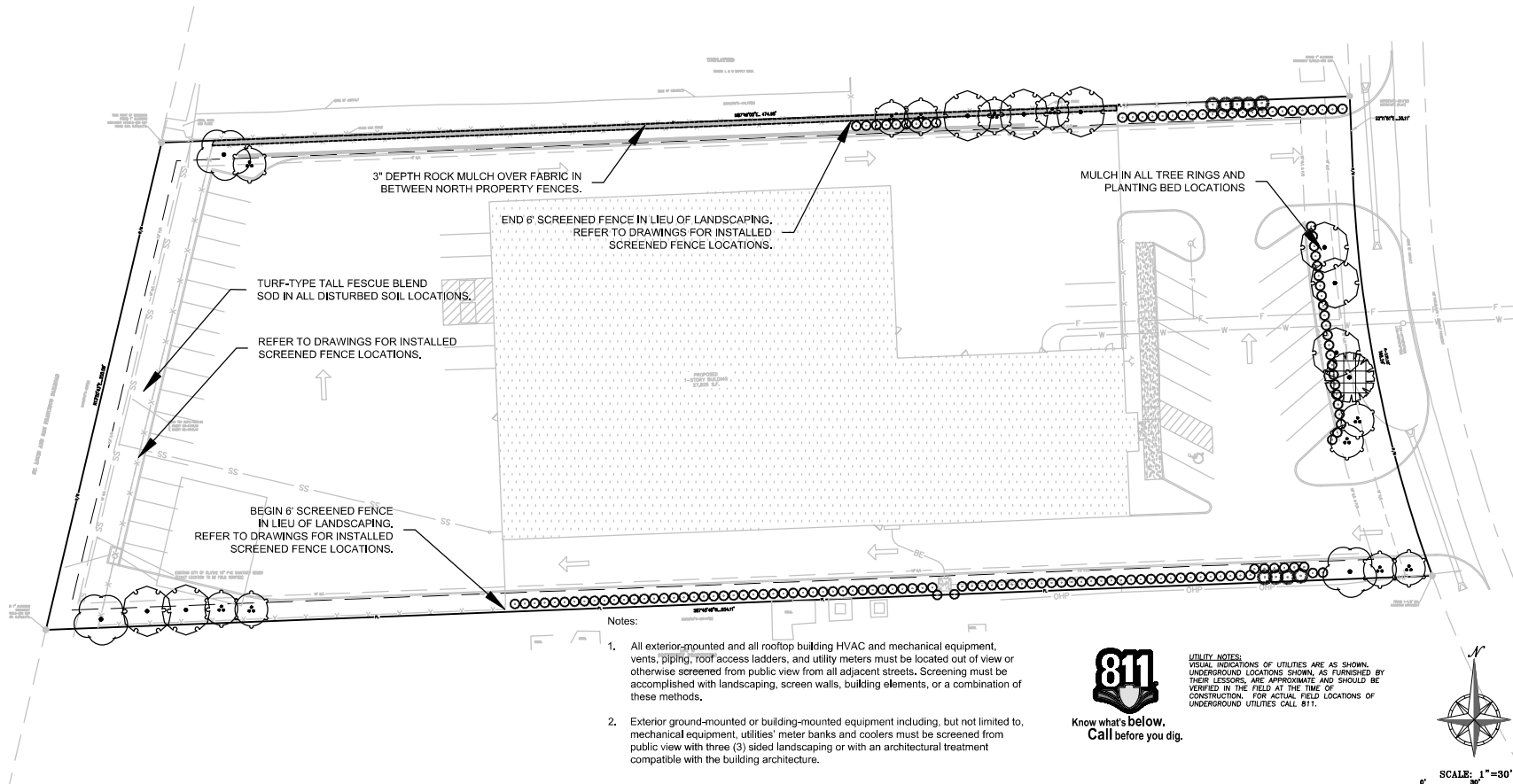
6



3

Buffer Details						Buffer Type	Min. Buffer Width (in feet)	Deciduous Shade Trees	Ornamental Trees	Evergreen Trees	Shrubs and Ornamental Grasses	Constructed Features§	
PROPERTY LINE PORTION	DESCRIPTION	Length	Proposed Zoning	Adjoining Zoning									
A ~ Primary St.	East Facing S. Keeler Terr.	165.24	M-2	STREET	Refer to Parking & Vehicle Screen Requirements & Nonresidential Landscape Area Frontage Requirement								
B	South facing	554.11	M-2	M-2	1	6*	6	6	6	111		6' Ht. Fence per Civil Dws in lieu of plantings.	
C	West facing railroad	200.08	M-2	M-2	1	10	3	3	3	41		6' Ht. Fence per Civil Dws in lieu of plantings.	
D	North Facing	474.95	M-2	M-2	1	10	5	5	5	95		6' Ht. Fence per Civil Dws in lieu of plantings.	
					TOTAL		14	14	14	247			
* Reduction in Required Buffer due to existing buffer on abutting property per 180.30.130.J.2					§ A double row of evergreen trees may be substituted for a screening wall, but may not be counted toward minimum requirements for plants.								

18.30.130.3L Nonresidential Landscape Area Frontage Requirements								
Street Name	Road Type	Use	Use Across Street	Res / Nonres across Str.?	Frontage Length	Minimum Buffer Width	Shade Trees Required	Ornamental Trees Req.
S. Keeler Terrace		M-2	M-2	Nonresidential Use	165.24	10	4	2



Notes:

- All exterior-mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent streets. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY
THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE
VERIFIED IN THE FIELD AT THE TIME OF
CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF
UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=30'

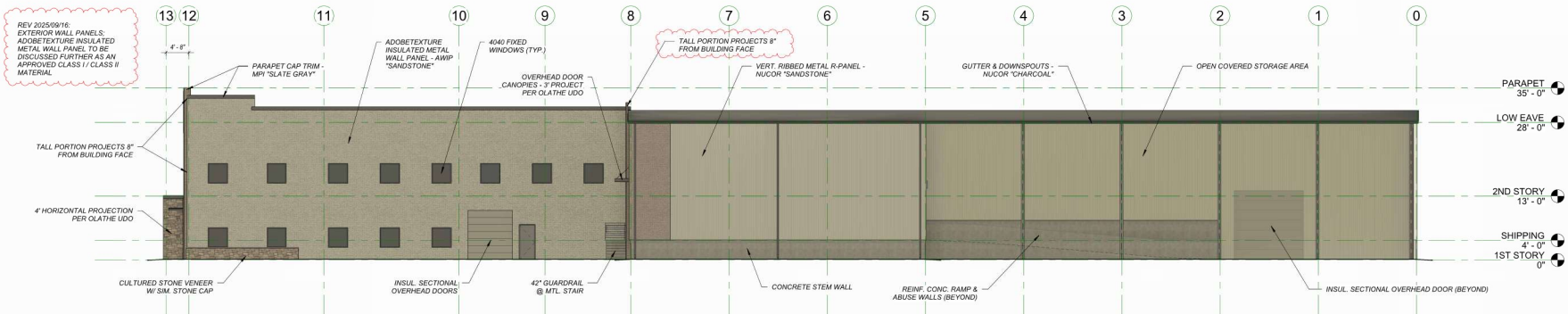
PHILIP B. BUCHHEIT, INC.
www.pbbsinc.com
15680 KEELER TERRACE
OLATHE, MO 64646
913.766.1100
www.pbbsinc.com



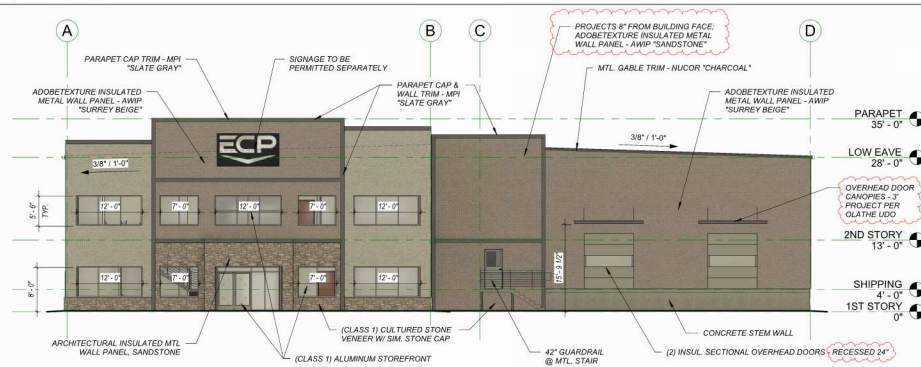
LANDSCAPE PLAN
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHK
18-22-2020	18-22-2020	REVISED PER STAFF COMMENTS	ABD DM
DATE	DATE	DATE	DATE
18-22-2020	18-22-2020	18-22-2020	18-22-2020
18-22-2020	18-22-2020	18-22-2020	18-22-2020
18-22-2020	18-22-2020	18-22-2020	18-22-2020
18-22-2020	18-22-2020	18-22-2020	18-22-2020
18-22-2020	18-22-2020	18-22-2020	18-22-2020
18-22-2020	18-22-2020	18-22-2020	18-22-2020
18-22-2020	18-22-2020	18-22-2020	18-22-2020

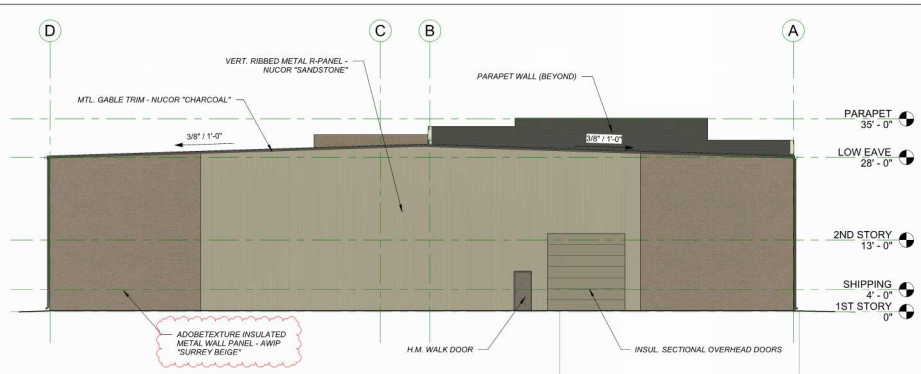
SHEET
L100



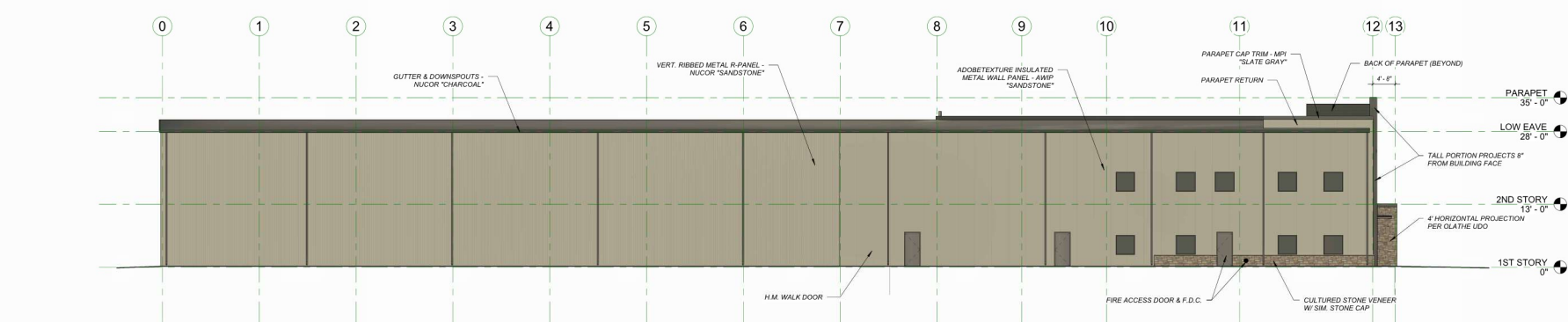
1 NORTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION (PRIMARY FACADE)
3/32" = 1'-0" (FACING KEELER TERRACE)



3 WEST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, KS

Hernly
ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
KANSAS LICENSE NO. 0000000000

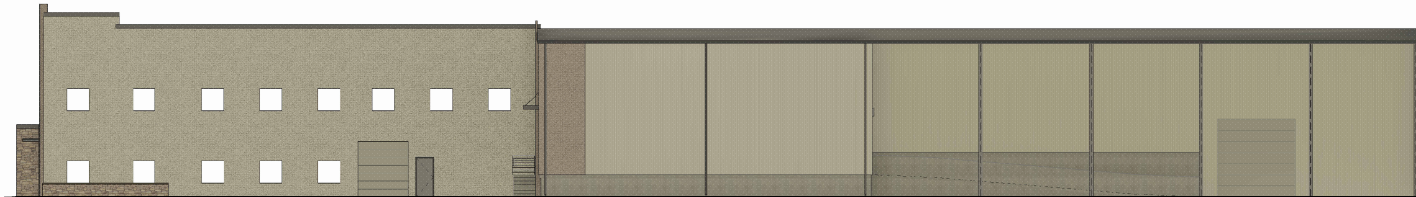
1189 Rhode Island St.
Lawrence, Kansas 66044
785 - 749 - 5806

ELEVATIONS

Date: 2025/07/24
Drawn by: Author
Checked by:
Revisions:
REV. 2 - 9/16/2025

A2.0

REV 20250716:
EXTERIOR WALL PANELS:
ADOBETEXTURE INSULATED
METAL WALL PANELS TO BE
DISCUSSED FURTHER AS AN
APPROVED CLASS 1 / CLASS 2
MATERIAL



MATERIALS:	
TOTAL NORTH ELEVATION:	7,413 S.F. - 100%
CLASS 1	
GLAZED STOREFRONT:	208 S.F. - 2.8%
CULTURED STONE:	108 S.F. - 1.5%
ADOBETEXTURE:	2,774 S.F. - 37.4%
CLASS 2	
ARCHITECTURAL R-PANEL:	3,402 S.F. - 45.9%
CLASS 4	
MISC. METAL:	202 S.F. - 2.7%
CONCRETE:	720 S.F. - 9.7%

1 NORTH ELEVATION

3/32" = 1'-0"

FIRST FLOOR GLAZING REQUIREMENT:
PROVIDED (245 S.F. GLAZED OF 1760 S.F. TOTAL)

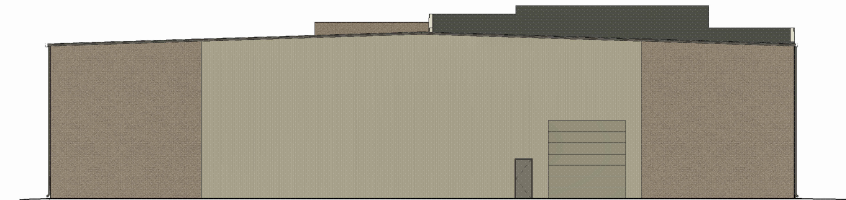
10%
18.5% (245)

MATERIALS:	
TOTAL NORTH ELEVATION:	4,340 S.F. - 100%
CLASS 1	
GLAZED STOREFRONT:	621 S.F. - 14.4%
CULTURED STONE:	319 S.F. - 7.4%
ADOBETEXTURE:	2,810 S.F. - 64.4%
CLASS 4	
MISC. METAL:	355 S.F. - 8.3%
CONCRETE:	192 S.F. - 4.5%



2 EAST ELEVATION - PRIMARY FACADE

3/32" = 1'-0"



3 WEST ELEVATION

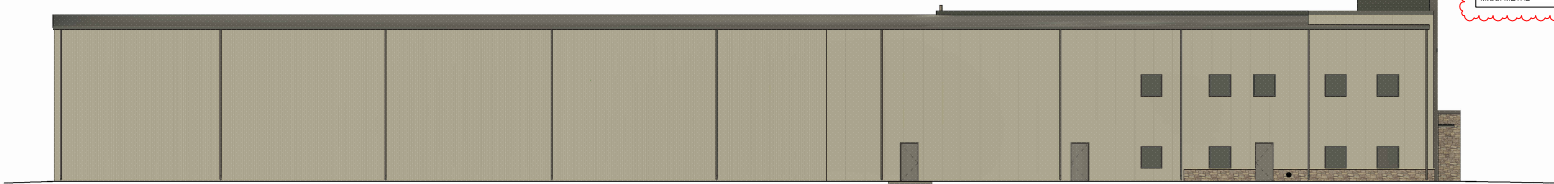
3/32" = 1'-0"

MATERIALS:	
TOTAL NORTH ELEVATION:	3,945 S.F. - 100%
CLASS 1	
ADOBETEXTURE:	1,578 S.F. - 40%
CLASS 2	
ARCHITECTURAL R-PANEL:	2,090 S.F. - 53.0%
CLASS 4	
MISC. METAL:	276 S.F. - 7.0%

MATERIALS:	
TOTAL NORTH ELEVATION:	7,119 S.F. - 100%
CLASS 1	
GLAZED STOREFRONT:	112 S.F. - 1.6%
CULTURED STONE:	150 S.F. - 2.1%
ADOBETEXTURE:	2,899 S.F. - 40.7%
CLASS 2	
ARCHITECTURAL R-PANEL:	3,863 S.F. - 54.1%
CLASS 4	
MISC. METAL:	111 S.F. - 1.5%

4 SOUTH ELEVATION

3/32" = 1'-0"



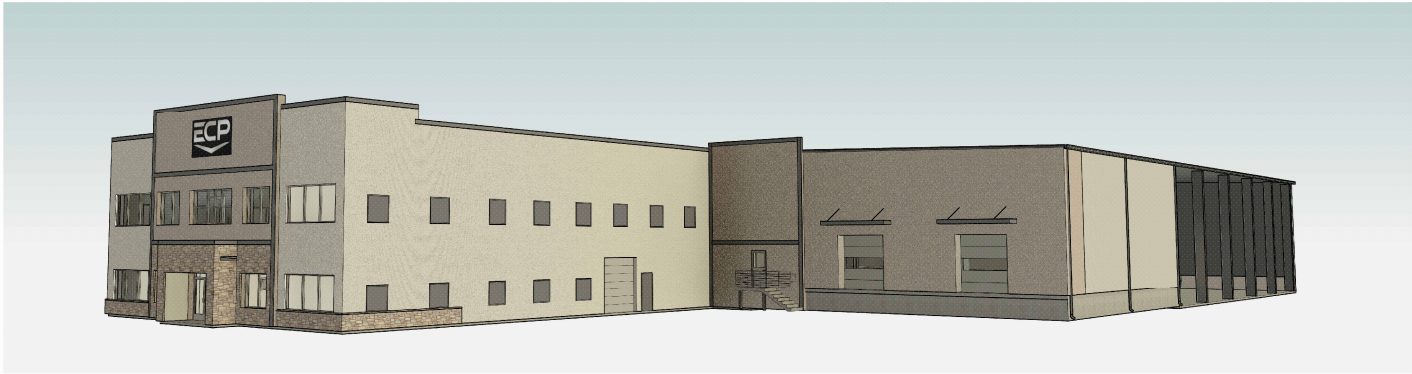
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, KS

Hernly
ARCHITECTS, P.C.
1100 Rhonda Manor Dr.
Lawrence, Kansas 66044
785 - 747 - 5806

ELEVATIONS

Date: 20250724
Drawn by: Author
Checked by:
Revisions:
REV. 2 - 9/16/2025

A2.1



1 NORTHEAST PERSPECTIVE



2 SOUTHEAST PERSPECTIVE

EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, KS



1100 Rhine Main St.
Lawrence, Kansas 66044
785 - 747 - 5806

PERSPECTIVES

Date: 20250724
Drawn by: Author
Checked by:
Revisions:

A2.2

PLANT SCHEDULE

EVERGREEN TREES



1

EVERGREEN SHRUBS



136

ORNAMENTAL DECIDUOUS



11

UPRIGHT EVERGREEN SCREENING SHRUBS



9

STREET TREES



6

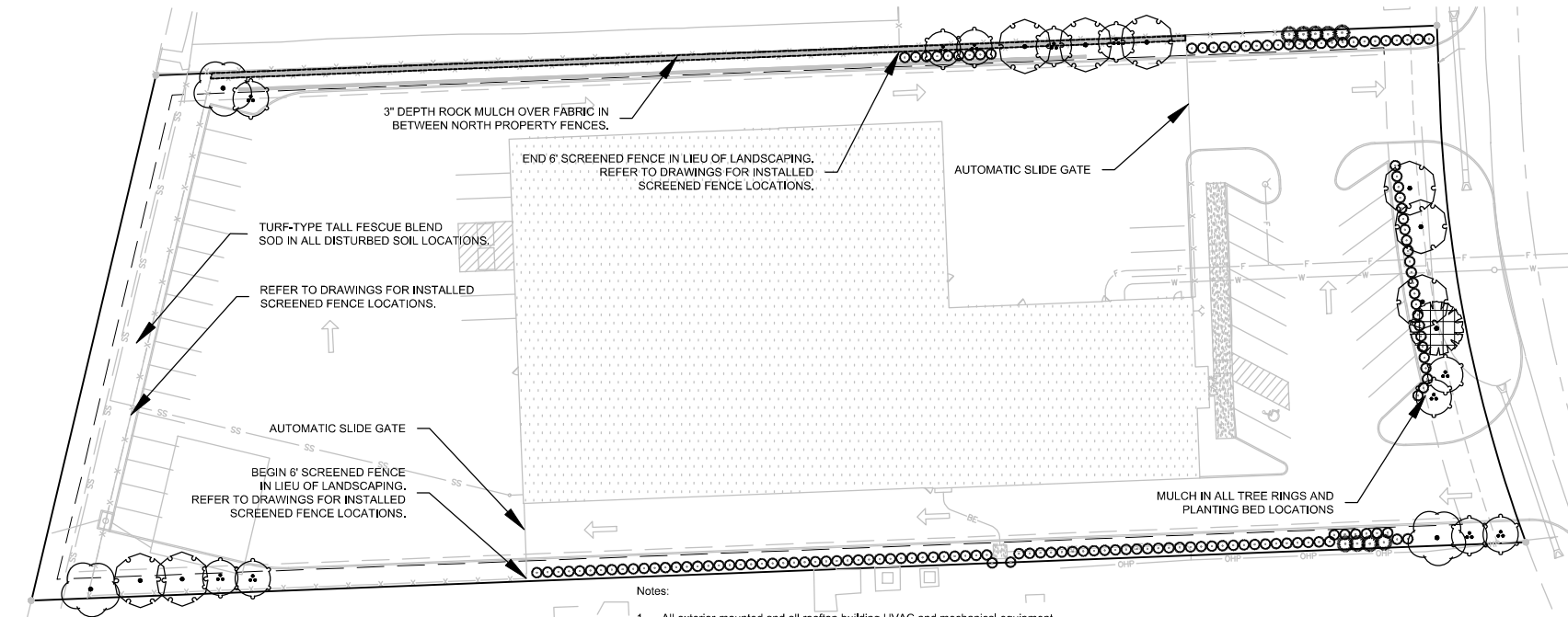


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Buffer Details						Buffer Type	Min. Buffer Width (in feet)	Deciduous Shade Trees	Ornamental Trees	Evergreen Trees	Shrubs and Ornamental Grasses	Constructed Features§	
PROPERTY LINE PORTION	DESCRIPTION	Length	Proposed Zoning	Adjoining Zoning									
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B	South facing	554.11	M-2	M-2	1	6*	6	6	6	111		6' Ht. Fence per Civil Dws in lieu of plantings.	
C	West facing railroad	200.08	M-2	M-2	1	10	3	3	3	41		6' Ht. Fence per Civil Dws in lieu of plantings.	
D	North Facing	474.95	M-2	M-2	1	10	5	5	5	95		6' Ht. Fence per Civil Dws in lieu of plantings.	
					TOTAL		14	14	14	247			
* Reduction in Required Buffer due to existing buffer on abutting property per 180.30.130.J.2					§ A double row of evergreen trees may be substituted for a screening wall, but may not be counted toward minimum requirements for plants.								

18.30.130.3L Nonresidential Landscape Area Frontage Requirements

Street Name	Road Type	Use	Use Across Street	Res / Nonres across Str.?	Frontage Length	Minimum Buffer Width	Shade Trees Required	Ornamental Trees Req.
S. Keeler Terrace		M-2	M-2	Nonresidential Use	165.24	10	4	2



Notes:

- All exterior-mounted and all rooftop building HVAC and mechanical equipment, vents, piping, roof access ladders, and utility meters must be located out of view or otherwise screened from public view from all adjacent streets. Screening must be accomplished with landscaping, screen walls, building elements, or a combination of these methods.
- Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or with an architectural treatment compatible with the building architecture.
- Fences shall be constructed up to a maximum height of 8 feet to fully screen large equipment and stored materials. Privacy slats shall be fully opaque and shall not allow visibility through the fence to meet screening requirements.



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=20'

PHILIP B. BUCHHEIM, INC.
www.PBBI.com
15680 KEELER TERRACE
OLATHE, MO 64074
913.251.1000
www.philipbuchheim.com



LANDSCAPE PLAN
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, JOHNSON COUNTY, KANSAS

PROJECT NO.	DATE	BY	CHK
15680-KEELER	07-27-2020	DAVID M. W.	DAVID M. W.
REVISION	DATE	BY	CHK
REVISED PER STATE COMMENTS	08-22-2020	DAVID M. W.	DAVID M. W.
DATE	07-27-2020	DAVID M. W.	DAVID M. W.
DATE	08-22-2020	DAVID M. W.	DAVID M. W.
DATE	09-01-2020	DAVID M. W.	DAVID M. W.
DATE	09-01-2020	DAVID M. W.	DAVID M. W.
DATE	09-01-2020	DAVID M. W.	DAVID M. W.
DATE	09-01-2020	DAVID M. W.	DAVID M. W.

SHEET
L100



PLANNING
ENGINEERING
IMPLEMENTATION

Date: August 27, 2025

Meeting Date: August 26, 2025, 5:30 PM

Location of Meeting: Offices of Phelps Engineering, Inc.
1270 N Winchester, Olathe, KS

Project: RZ25-0011 ECP Rezoning

Neighborhood Attendees: None.

Development Team: Judd D. Claussen, P.E. – Phelps Engineering, Inc.

Meeting started at 5:30 pm. There was no neighborhood attendees present. After waiting about 30 minutes, no one else came to meeting, so meeting ended at 6 pm.



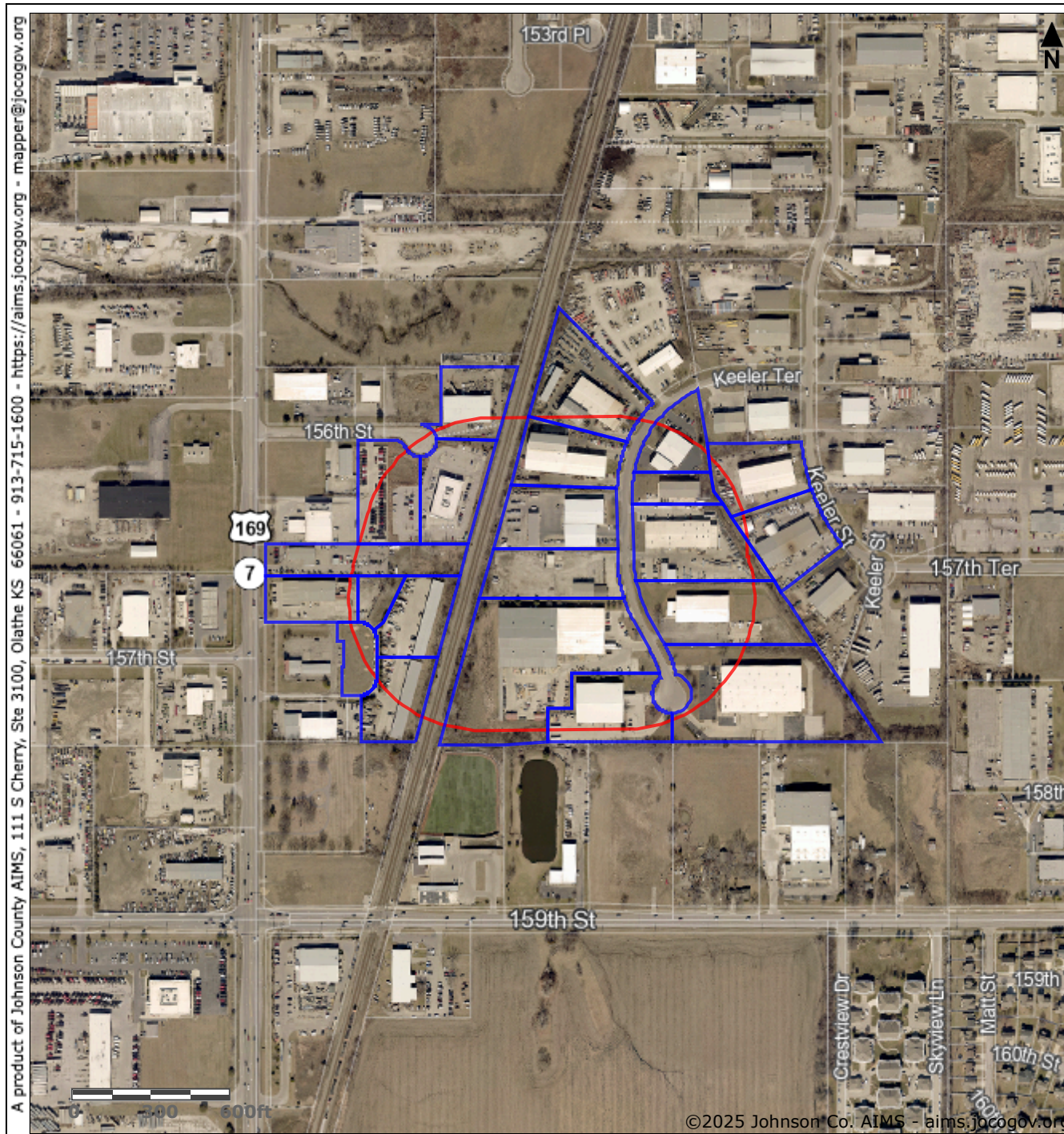
Buffer Results

JoCo Home > AIMS Home > Internet Maps

500 foot buffer (36.67 acres)
Buffer search returned 22 properties
[Download as Mailing Labels](#)

No.	Property ID	Area (ft ²)	Acres	Situs Address	Owner1	Owner2	Owner Address	City, State Zip
1	DF231412-2004	104,108	2.39	15660 S KEELER TER	L & W SUPPLY CORPORATION		ONE ABC PARKWAY	BELOIT, WI 53511
2	DP71100000 0009	87,120	2.00	15620 S KEELER TER	MITCHELL, DONALD L.	MITCHELL, JANICE S.	10409 W 151ST PL	OVERLAND PARK, KS 66221-
3	DP77900000 0003	92,783	2.13	19865 W 156TH ST	TRANSAM TRUCKING INC		15910 S US169 HWY	OLATHE, KS 66062
4	DF231412-2003	84,942	1.95	15630 S KEELER ST	ECMS PROPERTIES, LLC		4133 SHORELINE DR	EARTH CITY, MO 63045
5	DP77900000 0002A	71,438	1.64	19882 W 156TH ST	ROGERS, LLC		19882 W 156TH ST	OLATHE, KS 66062
6	DP77900000 0004	92,347	2.12	19875 W 156TH ST	TRANSAM TRUCKING INC		15910 S US169 HWY	OLATHE, KS 66062
7	DP37410000 0002	103,673	2.38	15790 S KEELER TER	CLEARVIEW INVESTMENTS LLC		15790 S KEELER TER	OLATHE, KS 66062
8	DP37410000 0001	301,871	6.93	15750 S KEELER TER	JAYLAND TWO LLC		15285 S KEELER TER	OLATHE, KS 66062
9	DF231412-2016	98,010	2.25	15680 S KEELER TER	MITCHELL PROPERTIES II LLC		11000 KING ST	OVERLAND PARK, KS 66210
10	DP02500000 0002H	35,719	0.82	0 NS NT	CRM REAL ESTATE LLC		11900 W 160TH PL	OVERLAND PARK, KS 66221
11	DP76080000 0001	72,745	1.67	0 NS NT	RBK, LLC		15735 S US169 HWY # 101	OLATHE, KS 66062
12	DP73550000 0001	86,684	1.99	15670 S KEELER ST	PARKWAY HOLDINGS LLC		244 W MILL ST STE 101	LIBERTY, MO 64068
13	DP02500000 0002E	25,700	0.59	0 NS NT	LOCKE BUILDING OLATHE LLC		27519 PRESSONVILLE RD	WELLSVILLE, KS 66092
14	DP71300000 0002	137,214	3.15	15755 S KEELER TER	MOORE LOUISBURG NO 2 L.P.		15755 S KEELER TER	OLATHE, KS 66062
15	DP71300000 0001	129,373	2.97	15657 S KEELER TER	MITCHELL PROPERTIES, LLC		15657 S KEELER TER	OLATHE, KS 66062
16	DF231412-2017	59,677	1.37	15615 S KEELER TER	BROOKS, CAROL J. TRUSTEE	BROOKS, BOYD I. TRUST	12520 NIEMAN RD	OVERLAND PARK, KS 66213
17	DP14200000 0001	92,347	2.12	15695 S US169 HWY	H & F UNITED INVESTMENTS LLC		10401 W 169TH ST	OVERLAND PARK, KS 66221
18	DP02500000 0002	61,420	1.41	15705 S US169 HWY	LOCKE BUILDING OLATHE LLC		27519 PRESSONVILLE RD	WELLSVILLE, KS 66092
19	DP71100000 0001A	38,333	0.88	15655 S KEELER TER	ANDREW T SEIBOLT LIVING TRUST		15655 S KEELER TER	OLATHE, KS 66062
20	DP76080000 0002	72,745	1.67	15735 S US169 HWY	RBK, LLC		15735 S US169 HWY # 101	OLATHE, KS 66062
21	DP71100000 0010	128,066	2.94	15612 S KEELER TER	MITCHELL, DONALD L.	MITCHELL, JANICE S.	10409 W 151ST PL	OVERLAND PARK, KS 66221-
22	DP71100000 0004	240,887	5.53	15785 S KEELER TER	BAVA LLC		15785 S KEELER TER	OLATHE, KS 66062

Total Area of Parcels: 50.90 acres (2,217,204 ft²)
Selected Property



Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2025)

Property



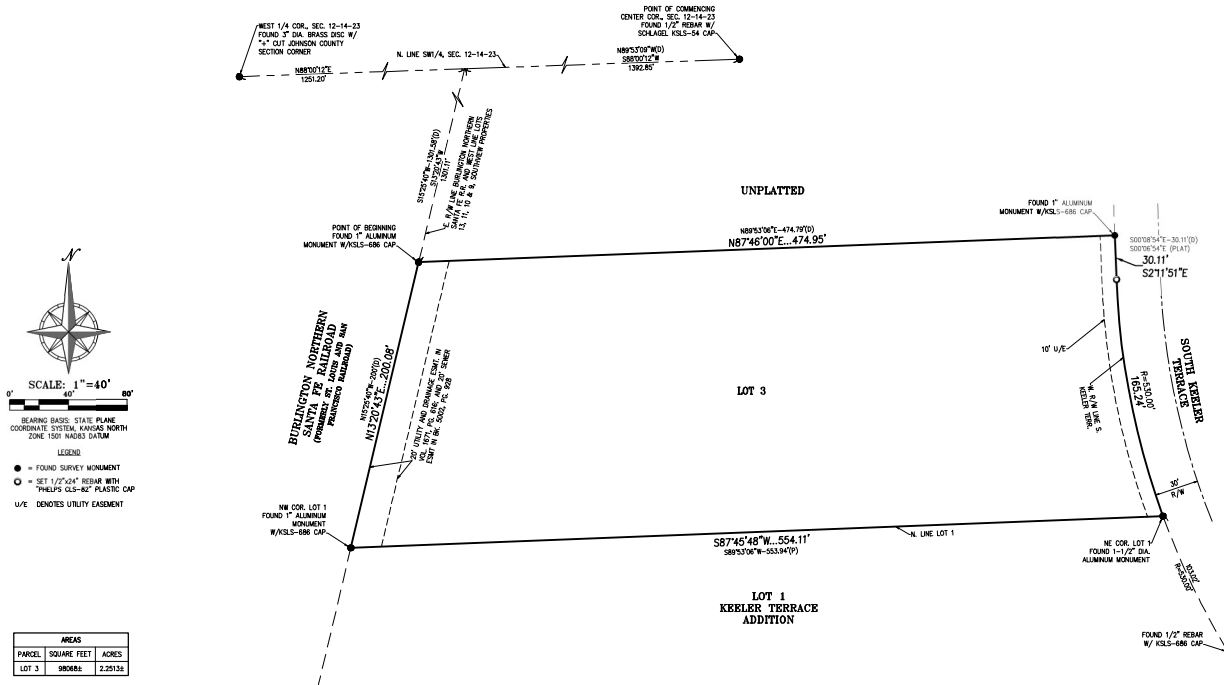
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JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping

8/5/2025

FINAL PLAT OF KEELER TERRACE ADDITION, SECOND PLAT

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER
OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 23 EAST
CITY OF OLATHE, JOHNSON COUNTY, KANSAS



LEGAL DESCRIPTION

This is a survey and subdivision of part of the Southwest Quarter of Section 12, Township 14 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, described by Phelps Engineering, Inc. LS-82 Project No. 250002 July 29, 2025, to wit:

Commencing at the Center corner of said Section 12; thence S 88°00'12" W, along the North line of the Southwest Quarter of said Section 12, a distance of 1392.85 feet, to a point on the East right-of-way line of the Burlington Northern Santa Fe Railroad, as now established, formerly the St. Louis and San Francisco Railroad, said point also being on the West line of Lot 13, SOUTHWEST PROPERTIES, a subdivision in said City, County and State; thence S 13°20'43" W, along the East right-of-way line of said Railroad, and along the West line of Lots 13, 11, 10 and 9, of said SOUTHWEST PROPERTIES, and its Southerly extension, a distance of 1301.11 feet, to the Point of Beginning; thence N 87°46'00" E, a distance of 474.95 feet, to a point on the West right-of-way line of South Keeler Terrace, as now established; thence S 21°1'51" E, along the West right-of-way line of said South Keeler Terrace, a distance of 30.11 feet, to a point of curvature; thence Southerly and Southeasterly, along the West right-of-way line of said South Keeler Terrace, said line being on a curve to the left and being tangent to the last described course, having a radius of 530.00 feet, an arc distance of 165.24 feet, to the Northeast corner of Lot 1, KEELER TERRACE ADDITION, a subdivision in said City, County and State; thence S 87°45'48" W, along the North line of said Lot 1, a distance of 554.11 feet, to the Northwest corner thereof, said point also being on the East right-of-way line of said Burlington Northern Santa Fe Railroad; thence N 12°20'43" E, along the East right-of-way line of said Railroad, a distance of 200.08 feet, to the Point of Beginning, containing 2.2513 acres, more or less.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "KEELER TERRACE ADDITION, SECOND PLAT".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land tracting or oblitating on such dedicated public way or thoroughfare.

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this ____ day of _____, 20____.

OWNER: MITCHELL PROPERTIES II, LLC, a Kansas limited liability company

By: _____
(NAME AND TITLE)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED that on this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, came [NAME AND TITLE] of Mitchell Properties II, LLC, a Kansas limited liability company, who are personally known to me to be such persons who executed, as such officers, the within instrument on behalf of said company, and such persons duly acknowledged the execution of the same to be the act and deed of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____ My Appointment Expires: _____

Print Name: _____

APPROVALS

Approved by the Planning Commission of the City of Olathe, Johnson County, Kansas, this ____ day of _____, 20____.

Chairman: Wayne Janner

Approved by the Governing Body of the City of Olathe, Kansas, this ____ day of _____, 20____.

Mayer: John W. Bacon
Attest: _____
City Clerk: Brenda Swearington

I, SCOTT D. CONFER, HEREBY CERTIFY THAT IN JUNE 2025, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAS MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
EXPIRATION DATE - 1-31-26
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
EXPIRATION DATE - 1-31-26

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