

### 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: <u>27,825 total sq. ft.</u> Plat: Unplatted

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

Lots:  $\underline{1}$  Tracts:  $\underline{0}$ 

	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. <u>Land Use</u> 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. <u>Building Height</u> 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. <u>Setbacks</u> 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. <u>Access/Streets</u> – 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. <u>Parking</u> 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. <u>Landscaping/Screening</u> 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. <u>Tree Preservation</u> 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. <u>Stormwater/Detention</u> 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. <u>Public Utilities</u> 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
Building Entryway	The main common building entry must be defined with a covered projection from the façade or by a recessed area.  The building features a recessed entryway which distinguishes the main entrance from the remainder of the building in accordance with UDO requirements.
Garage and Overhead Doors	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.
	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.
Glass	First floor primary façade areas must incorporate a minimum fifteen (15) percent clear glass.
	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.
Façade Articulation	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.
	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 PlanOlathe 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 commercia land 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.

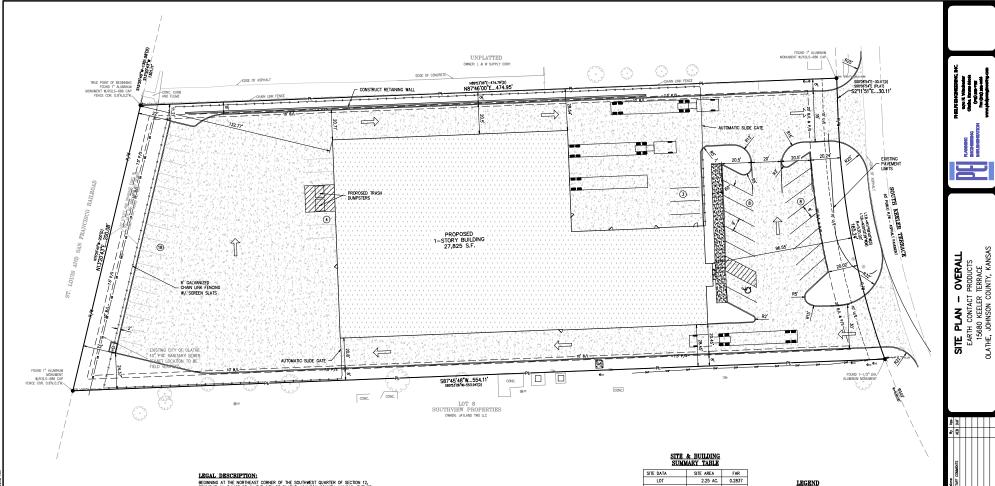
The proposed use is expected to have a positive economic impact on the community by increasing property tax revenue and potentially contributing to additional sales tax revenue. The proposed use also has the potential to create new employment opportunities for the local industrial and employment base.

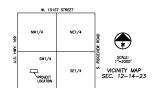
K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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.





UTILITY NOTES:

VISIAL INDICATIONS OF UTILITIES ARE AS SHOWN.

INDERGROUND LICIATIONS SHOWN. AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERHEED IN

THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

BECOMIND AT THE MORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12,

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#### PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18 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 <i>(maximum)</i>	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 <u>streetright-of-way</u> 7½ feet from property lines		
Open space (see Section 18.30.170)	15% of net site area	n/a		

SUMMARI IADLE						
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

	ZOM	ING		
EXISTING: CT	Y IP-2	PROPOSED: M2		
BUILDING SET	BACKS (CO	DE SECTION	N 18.20.200)	
LOCATION	REQU	IIRED	PROVIDED	
FRONT YARD	20	FT	96 FT	
SIDE YARD	10	FT	28 FT	
REAR YARD	10	FT	132 FT	
PARKING SET	BACKS (CO	DE SECTION	N 18.20.200)	
LOCATION	REQU	IIRED	PROVIDED	
FROM P/L	7.5	FT	8 FT	
FROM R/W	20	FT	20 FT	
LANDSCAPE SE	TBACKS (	ODE SEC	ION 18.30.130	
LOCATION	REQU	IIRED	PROVIDED	

10 FT

FROM P/L

FROM R/W

8 FT 20 FT

	6" CURB
<u>B/L</u>	BUILDING SETBACK LINE
<u>P/S</u>	PARKING SETBACK LINE
<u> </u>	LANDSCAPE SETBACK LINE
	PROPOSED BUILDING
200	CONCRETE PAVEMENT
	CONCRETE SIDEWALK

2" CURB & GUTTER

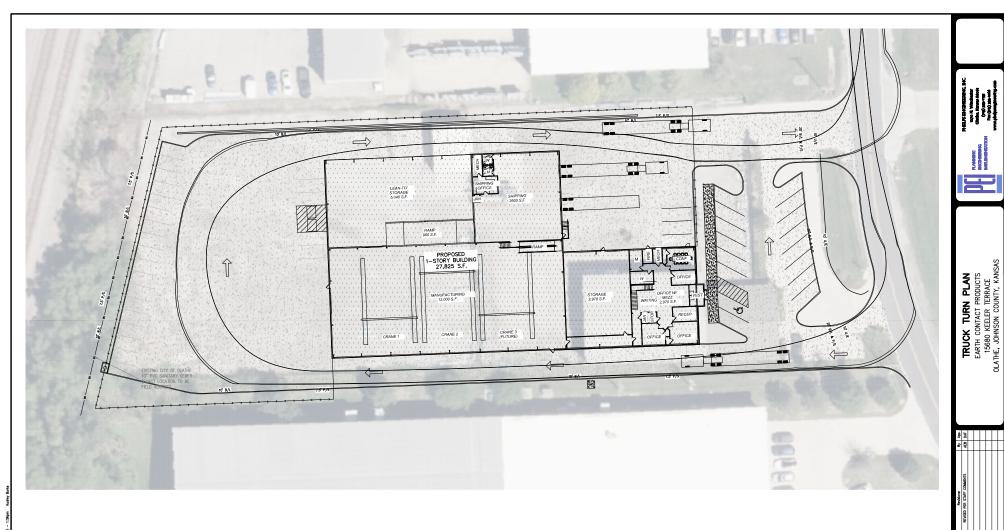
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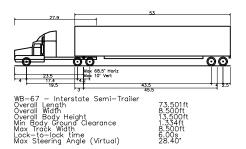
7	CONTONE IE SIDEMALK
	RETAINING WALL
□+□	PARKING LOT LIGHT POLE
9	PARKING SPACES
	6" GALVANIZED CHAIN LINK FENCE W/ SCREEN SLATES



SHEET

C100



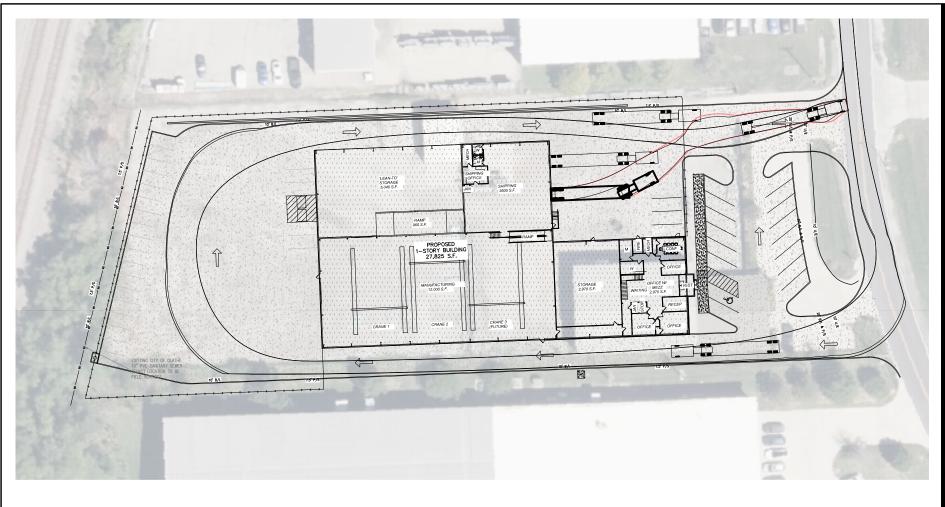


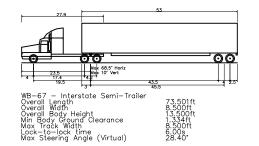


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C101





PROPERTY LINE
LOT UNE
RIGHT-OF-WAY 2' CURB & GUTTER

ASPHALT PAVEWENT (CAR PARKING AREAS)

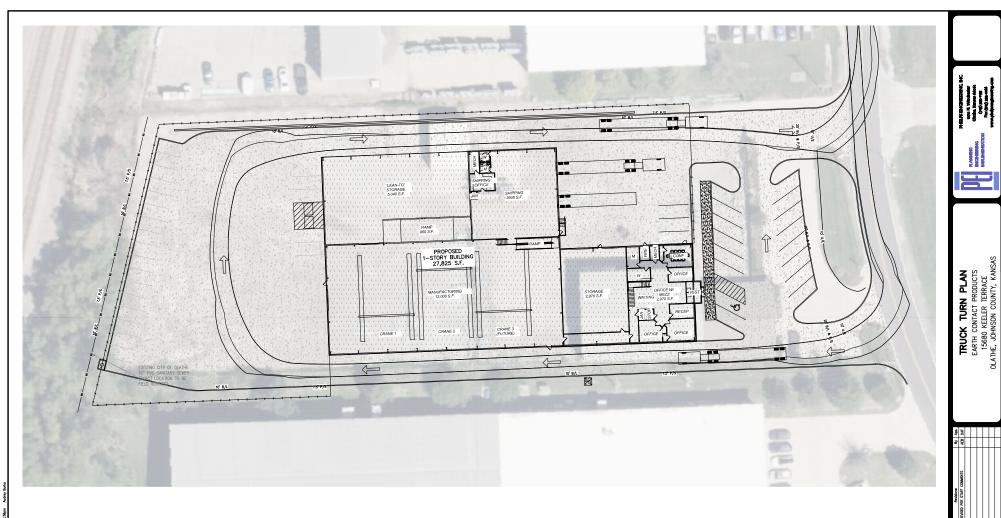
CONCRETE SIDEWALK

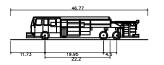
ASPHALT PAVEMENT (CAR DRIVE LANES) CONCRETE PAVEMENT



SHEET C102

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





OLATHE FIRE TRUCK Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock—to-lock time Max Wheel Angle

46.770ft 8.167ft 7.745ft 0.656ft 8.167ft 5.00s 45.00\*

## PROPERTY LINE LOT LINE RIGHT-OF-WAY

2' CURB & GUTTER PROPOSED BUILDING ASPHALT PAVEWENT (CAR PARKING AREAS)

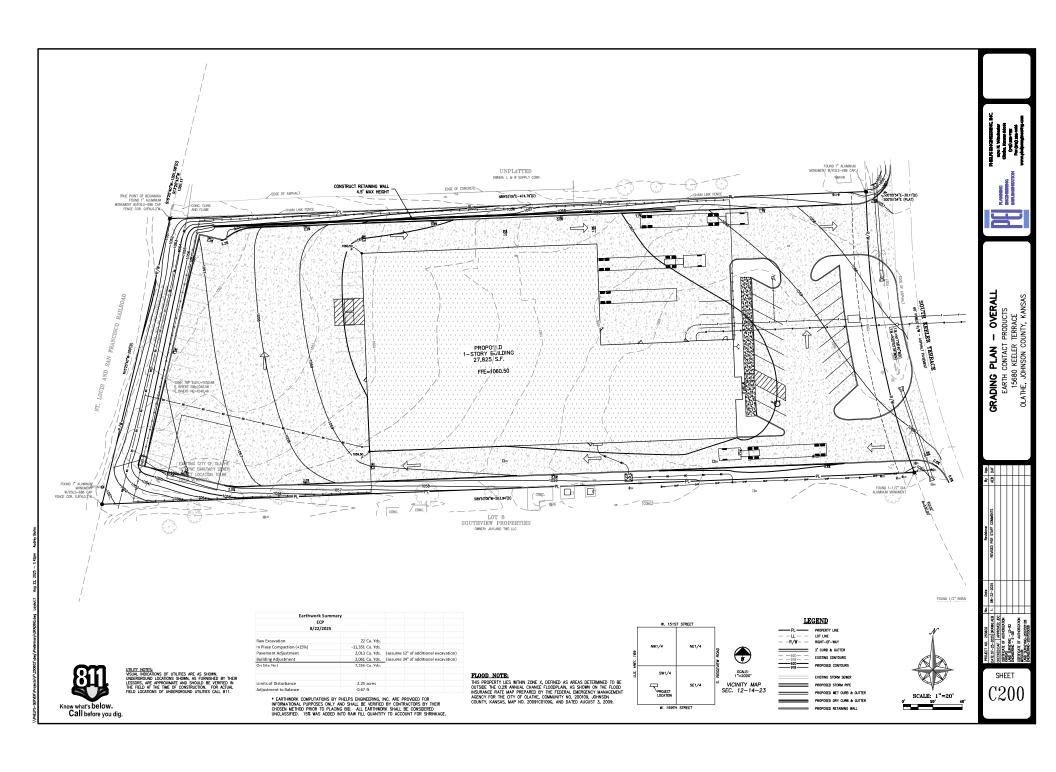


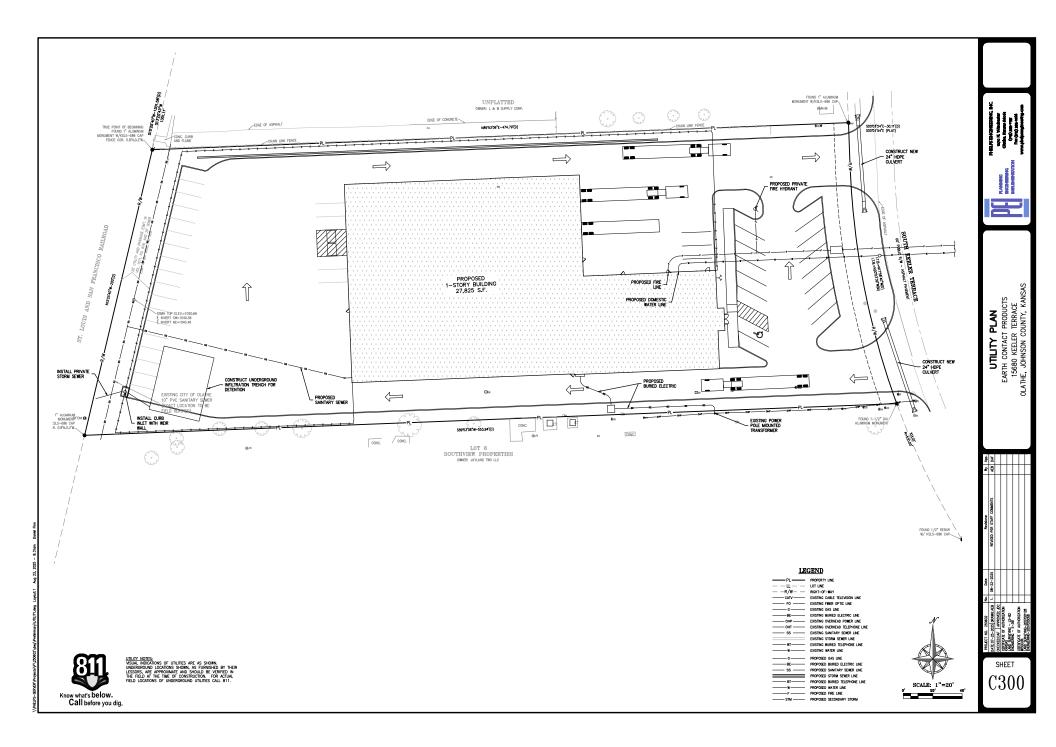


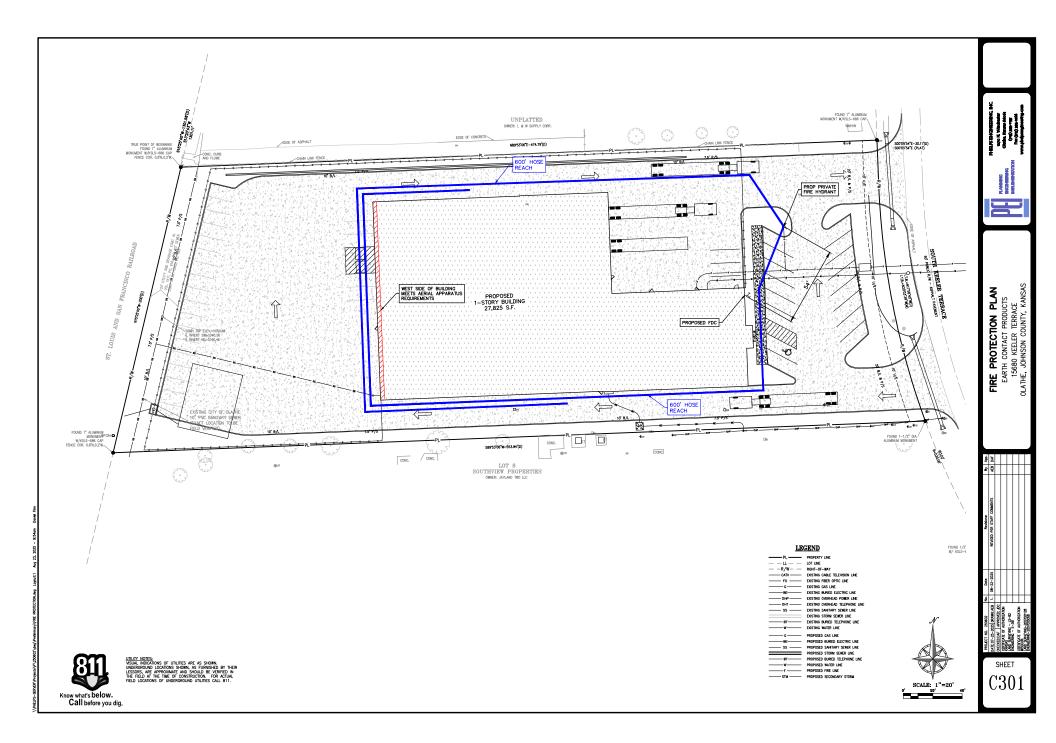


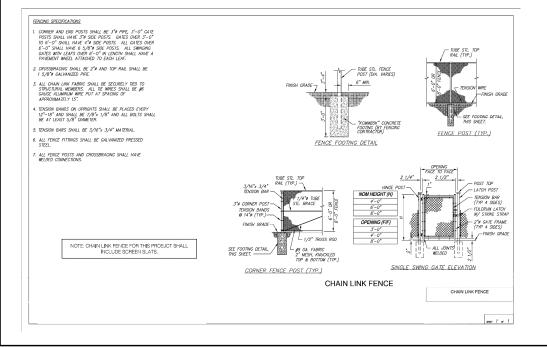
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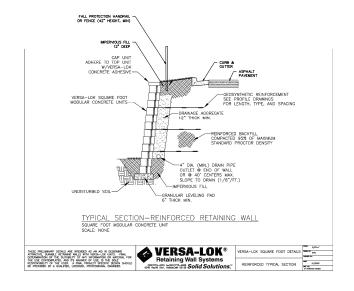
C103











PHELYS ENCRETERING INC. ago it Vibration Chich. Error door Chick Error 600 Chick Transfer



STANDARD DETAILS
EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
30LATHE, JOHNSON COUNTY, KANSAS

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SHEET C400



EVERGREEN TREES

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STREET TREES

ORNAMENTAL DECIDUOUS

EVERGREEN SHRUBS

SHRUBS

8

UPRIGHT EVERGREEN SCREENING

138

9

PROPERTY LINE Adjoining Zoning Proposed Zoning† DESCRIPTION Length Refer to Parking & Vehicle Screen Requirements & Nor Landscape Area Frontage Requirement ast Facing S. Keeler Te 165.24 M-2 STREET South facing 554.11 M-2 M-2 6

D North Facing

West facing railroad

Buffer Details

В

С

6' Ht. Fence per Civil Dwgs in lieu of plantings. 6' Ht. Fence per Civil Dwgs in lieu of plantings. 41 200.08 M-2 M-2 1 10 3 3 .3 6' Ht. Fence per Civil Dwgs in lieu of plantings. 474.95 M-2 M-2 1 10 5 5 5 95 TOTAL 14 247 § A double row of evergreen trees may be substituted for a screening wall, but may not be counted toward minimum requirements for plants. \* Reduction in Required Buffer due to existing buffer on abutting property per 180.30.130.J.2

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

\_\_\_\_\_ 3" DEPTH ROCK MULCH OVER FABRIC IN MULCH IN ALL TREE RINGS AND BETWEEN NORTH PROPERTY FENCES. PLANTING BED LOCATIONS 'END'6' SCREENED FENCE IN LIEU OF LANDSCAPING." REFER TO DRAWINGS FOR INSTALLED SCREENED FENCE LOCATIONS. TURF-TYPE TALL FESCUE BLEND SOD IN ALL DISTURBED SOIL LOCATIONS REFER TO DRAWINGS FOR INSTALLED SCREENED FENCE LOCATIONS. BEGIN 6' SCREENED FENCE IN LIFT OF LANDSCAPING REFER TO DRAWINGS FOR INSTALLED SCREENED FENCE LOCATIONS. lacksquare1. 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.



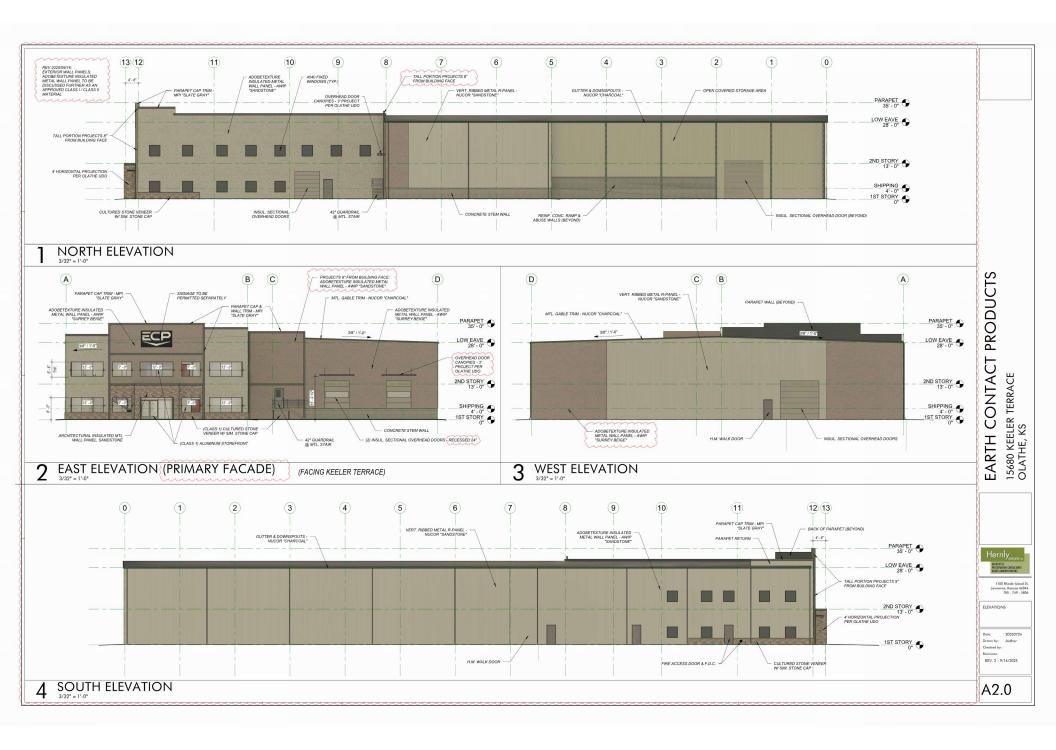


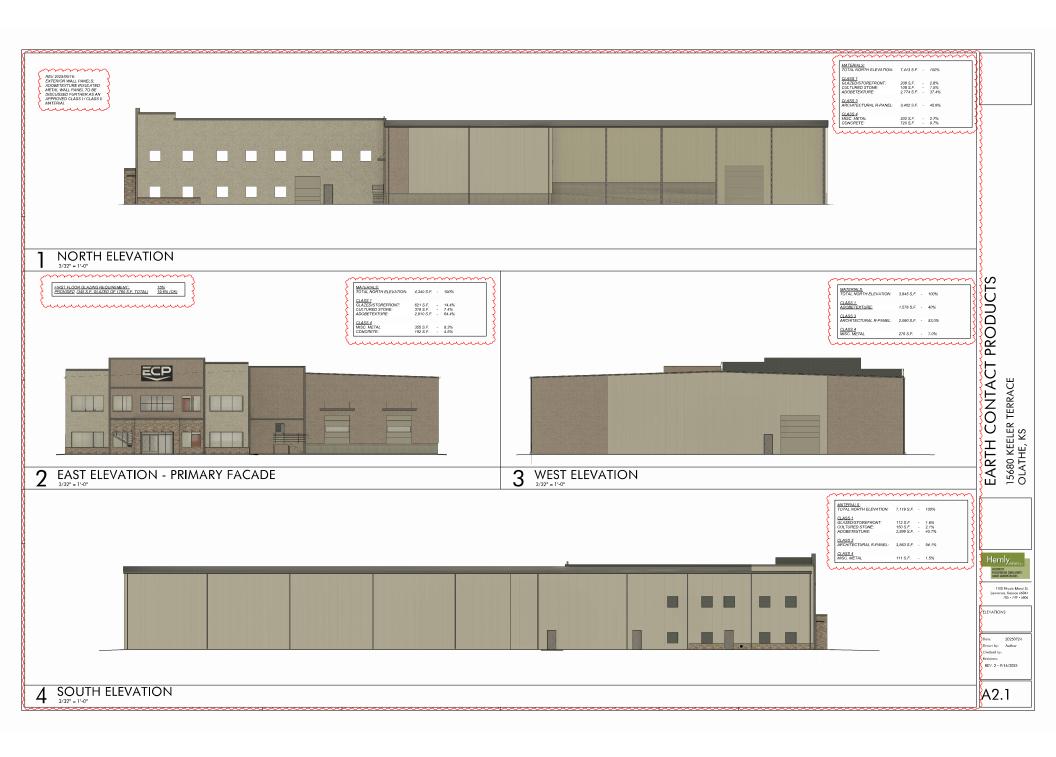
Constructed Features

111

L100 SCALE: 1"=30'

SHEET







2 SOUTHEAST PERSPECTIVE

EARTH CONTACT PRODUCTS
15680 KEELER TERRACE
OLATHE, KS

Hernly INCODES IN AMERICAN CONSTRUCTION CONS

785 - 749 - 58

Dote: 20250724 Drown by: Author Checked by:

A2.2

## PHONT SCHEDULE

EVERGREEN TREES

ORNAMENTAL DECIDUOUS

٨

STREET TREES

EVERGREEN SHRUBS

138

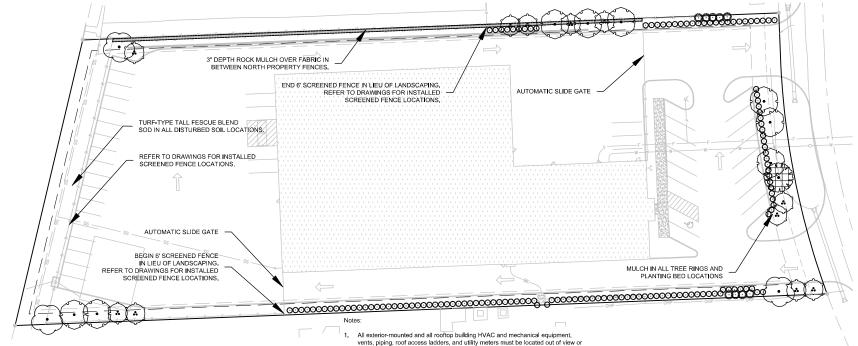
UPRIGHT EVERGREEN SCREENING

9

SHRUBS

Buffer Details PROPERTY LINE PORTION	DESCRIPTION	Length	Proposed Zoning†	Adjoining Zoning	Buffer Type	Min. Buffer Width (in feet)	Deciduous Shade Trees	Ornamental Trees	Evergreen Trees	Shrubs and Ornamental Grasses	Constructed Features§	
A - Primary St.	East Facing S. Keeler Terr.	165.24	M-2	STREET	Refer		Vehicle Scre scape Area Fi					
В	South facing	554.11	M-2	M-2	1	6*	6	6	6	111	6' Ht. Fence per Civil Dwgs in lieu of plantings.	
С	West facing railroad	200.08	M-2	M-2	1	10	3	3	3	41	6' Ht. Fence per Civil Dwgs in lieu of plantings.	
D	North Facing	474.95	M-2	M-2	1	10	5	5	5	95	6' Ht. Fence per Civil Dwgs in lieu of plantings.	
					TOTAL		14	14	14	247		
	Preduction in Required Buffer due to existing buffer on abutting property  \$ 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										
							Ornamental Trees Req.			
S. Keeler Terrace		M-2	M-2	Nonresidential Use	165.24	10	4	2		



- 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.
- 3. 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.



L100

SHEET



**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.



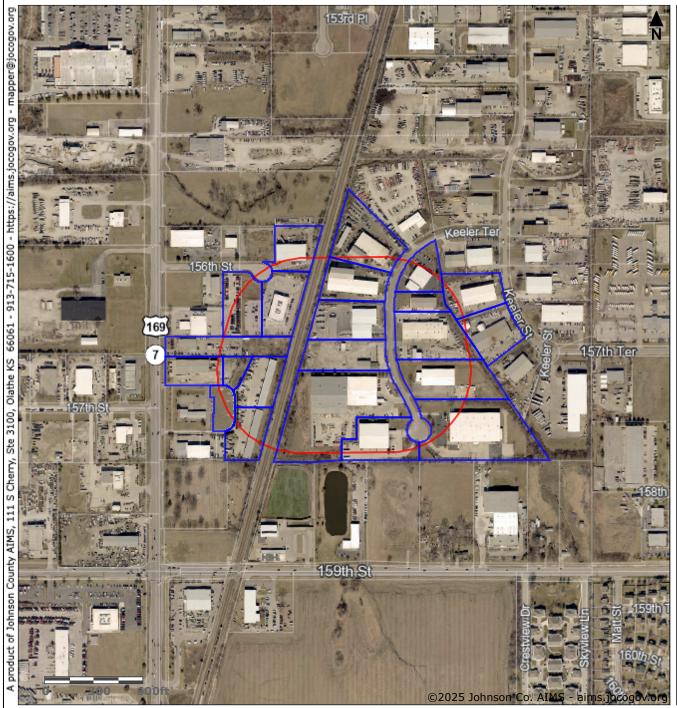
500 foot buffer (36.67 acres)
Buffer search returned 22 properties
Download as Mailing Labels

	Download as Mailing Eabers							
No.	Property ID	Area (ft <sup>2</sup> )	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	<b>OVERLAND PARK, KS 66221</b>
3	DP77900000 0003	92,783	2.13	19865 W 156TH ST	TRANSAM TRUCKING INC		15910 S US169 HWY	<b>OLATHE, KS 66062</b>
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	<b>OLATHE, KS 66062</b>
6	DP77900000 0004	92,347	2.12	19875 W 156TH ST	TRANSAM TRUCKING INC		15910 S US169 HWY	<b>OLATHE, KS 66062</b>
7	DP37410000 0002	103,673	2.38	15790 S KEELER TER	CLEARVIEW INVESTMENTS LLC		15790 S KEELER TER	<b>OLATHE, KS 66062</b>
8	DP37410000 0001	301,871	6.93	15750 S KEELER TER	JAYLAND TWO LLC		15285 S KEELER TER	<b>OLATHE, KS 66062</b>
9	DF231412-2016	98,010	2.25	15680 S KEELER TER	MITCHELL PROPERTIES II LLC		11000 KING ST	<b>OVERLAND PARK, KS 66210</b>
10	DP02500000 0002H	35,719	0.82	0 NS NT	CRM REAL ESTATE LLC		11900 W 160TH PL	<b>OVERLAND PARK, KS 66221</b>
11	DP76080000 0001	72,745	1.67	0 NS NT	RBK, LLC		15735 S US169 HWY # 101	<b>OLATHE, KS 66062</b>
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	<b>OLATHE, KS 66062</b>
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	<b>OVERLAND PARK, KS 66213</b>
17	DP14200000 0001	92,347	2.12	15695 S US169 HWY	H & F UNITED INVESTMENTS LLC		10401 W 169TH ST	<b>OVERLAND PARK, KS 66221</b>
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	<b>OLATHE, KS 66062</b>
20	DP76080000 0002	72,745	1.67	15735 S US169 HWY	RBK, LLC		15735 S US169 HWY # 101	<b>OLATHE, KS 66062</b>
21	DP71100000 0010	128,066	2.94	15612 S KEELER TER	MITCHELL, DONALD L.	MITCHELL, JANICE S.	10409 W 151ST PL	<b>OVERLAND PARK, KS 66221</b>
22	DP71100000 0004	240,887	5.53	15785 S KEELER TER	BAVA LLC		15785 S KEELER TER	<b>OLATHE, KS 66062</b>

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

Selected Property

about:blank 1/1



## **Johnson Co AIMS Map**

**LEGEND** 

AIMS Imagery: Current Imagery (2025)

Property



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data.

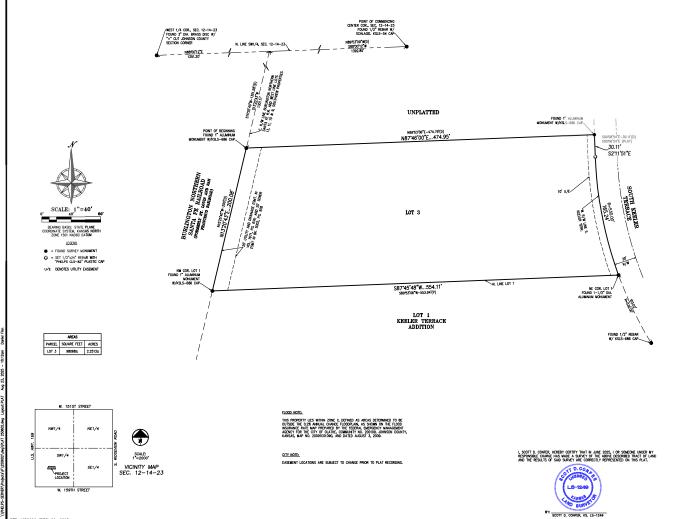


8/5/2025

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. CLS-82 Project No. 250602 July 29, 2025, to wit: Glothe, Solnison County, Korisses, described by Prilegia Engineering, Inc. CLS-92 Project No. 200022 July 28, 2025. to till Commending at the Center corner of add Section 12; theme S 850012\*\* W, drop the North Inc of the Southwest Outcomer of add Section 12, a distance of 192-25 feet, to a point on the East right-of-way like of the Barriagon Northern Senior F Robrinous, an acceptance of the Section 192-25 feet, to a point on the Section 192-25 ground to the test in each of Lot 13, 35,011/WHI PROPERTIES, and section 192-25 ground to the Section 192-25 ground to 192-25 ground to

COMENT TO LEYY

The underrigined proprietors of the doese described iand hereby agree and consent that the Board of County Commissioners of Johnson County, Knasse, and the City of Golfeth, Johnson County, Knasse, shall have the power to release such land proposed to be descicated for policie ways and thoroughters, or parts thereof, for policie way, from the line and effect of any special casesament, and that the amount of the county of the county

EXECUTION

IN TESTIMONY WHEREOF, undersigned proprietor has caused this instrument to be executed on this.

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

Вус			
	[NAME AND TITLE]		
			ACKNOWLEDGEMENT
STA	TE OF	)	

IN WITNESS WHEREOF, I have hereunto se	et my hand and affixed my official seal the day and year last above written.
Notory Public:	My Appointment Expires:
Print Name:	
	APPROVALS
Approved by the Planning Commission of ti	he City of Clathe, Johnson County, Kansas, this day of , 20
Chairman: Wayne Janner	-
Approved by the Governing Body of the Cit	ty of Clathe, Kansas, this day of , 20
	Attest:
Mayor: John W. Bacon	City Clerk: Brenda Swearinglan

CERTIFICATE OF AUTHORIZATI KANSAS LAND SURVEYING — LS—82 ENGREERING — E—391



PEI #250602 JULY 29, 2026

Error Closure: North: -0.0020562 East: 0.0007642 Precision 1: 648961.251