



STAFF REPORT

Planning Commission Meeting: June 9, 2025

Application:	RZ25-0003: Request for approval of a rezoning from CTY IP-2 (County Planned Industrial) District to M-2 (General Industrial) District for Cardinal Brush Building Expansion
Location:	15790 S. Keeler Terrace
Owner/Applicant:	Jim Hartsock, Clearview Investments, LLC
Engineer:	Judd Claussen, Phelps Engineering, Inc.
Staff Contact:	Emily Carrillo, Senior Planner

Site Area:	<u>2.38± acres</u>	Proposed Use:	<u>Flex Space (Office & Warehouse Building)</u>
Building Area:	<u>38,750 total sq.ft.</u>	Plat:	<u>Keeler Terrace Addition</u>
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)	CTY IP-2
South	Industrial Area	Vacant / Agriculture and Landscape Services	M-2
East	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2
West	Industrial Area	Flex Space (Office & Warehouse)	CTY IP-2

1. Introduction

The applicant is requesting approval of a rezoning from the CTY IP-2 (County Planned Industrial) to the M-2 (General Industrial) District with a preliminary site development plan for Cardinal Brush located at 15790 S. Keeler Terrace. This proposal consists of a 12,500-square-foot building addition to expand current operations for Cardinal Brush. The new space will total over 38,750 square feet and be used primarily for storing goods manufactured on-site. Cardinal Brush Corporation specializes in manufacturing high-quality replacement brushes and squeegee blades for industrial floor cleaning equipment. A rezoning to a city zoning district is required prior to development.

2. History

The existing industrial building located on the site was constructed in 1986 in Johnson County, as part of the larger Southwest Properties Industrial Park. The subject property was later replatted in 2003 (PP03-0049) and included in the Keeler Terrace Addition plat.

3. Existing Conditions

The subject property includes an existing one-story, 26,250-square-foot metal industrial building currently occupied by Cardinal Brush for office and warehousing operations. The site 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 slopes gently to the south and west and includes a mature tree line along the south property line, with additional mature trees located along the north and west property lines. Industrial buildings and uses are located on adjacent properties.



View of subject property looking south and west from S. Keeler Terrace.



Aerial view of the subject property is outlined in yellow.

4. Zoning Standards

- a. **Land Use** – The existing 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 existing building is 22-feet tall at its highest point, and the proposed building expansion is approximately 30-feet at its tallest point, complying with the maximum building height of 55-feet for industrial buildings in the M-2 District.
- c. **Setbacks** – Setbacks for the M-2 District include a 30-foot front yard setback, and 10-foot side and rear yard setbacks. In addition, parking areas must be 30 feet from the street right-of-way and 10 feet from property lines. The existing concrete paving located along the south and west property lines currently sits approximately 3-feet from the property line and is proposed to remain and permitted per UDO. As proposed, the preliminary plan complies with the dimensional standards of the M-2 District.

- d. **Open Space** – The proposed expansion provides over 31% of open space on the site, exceeding the minimum 15% of net site required within M-2 Districts per UDO 18.20.200.

5. Development Standards

- a. **Access/Streets** – The subject property is accessed via S. Keeler Terrace and is situated at the end of the cul-de-sac.
- b. **Parking** – The proposal provides 35 total parking stalls on-site. The code requirement for this use is 1 space per 1,500 square feet, for a minimum of 26 required parking stalls; therefore, the proposal meets UDO parking requirements established in UDO 18.30.160.

As proposed, 18 stalls will be located in front of the building and accessible to the public. 17 total stalls are located behind the secure privacy fencing and will be utilized by employees.
- c. **Landscaping/Screening** – All existing landscaping, including street trees and tree lines, is proposed to remain. The existing landscape bed along Keeler Terrace will be updated and expanded. One new street tree will be added along Keeler, along with two new evergreen trees to enhance screening for the storage area. Additional plantings are also proposed to screen the existing transformer box located in the front side yard, in accordance with UDO 18.30.130.
- d. **Tree Preservation** – The existing row of dense trees and vegetation along the south property line will be preserved and protected throughout the duration of construction, as indicated on the landscape plans.
- e. **Stormwater/Detention** – The site is serviced by City of Olathe stormwater. The proposed expansion does not constitute a significant increase in impervious area and therefore does not require additional stormwater treatment or detention.
- f. **Public Utilities** – The site is served by City of Olathe sanitary sewer and WaterOne for water service. A 20-foot utility and drainage easement runs along the south property line beneath the existing pavement. The proposed building addition is located outside of the easement.

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 35 parking stalls, well under the maximum allowance of 320 stalls per parking pod.

7. Building Design Standards

The proposed building is subject to the Industrial design standards according to UDO Section 18.15.020. However, Section 18.60.020 allows for non-conforming buildings to expand if the proposed addition matches the existing design and materials, is compatible with surrounding properties, and meets applicable review requirements.

The building design being considered for the new addition is appropriate and incorporates similar materials that match the existing warehouse facility. Additionally, the proposed addition has minimal visibility due to its location on the site, and therefore, staff supports this exception to the Industrial Building Design Standards.

The proposed building incorporates a mix of Class 1 and 2 materials—including brick, stone veneer, stucco, and glass—in rich neutral tones. These are complemented by Class 3 materials, such as fiber cement panels and metal trim accents, in contrasting dark tones.

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 March 14, 2025, with no residents in attendance. Staff has not received any correspondence regarding the proposed project.

9. UDO Rezoning Criteria

The future land use map of the PlanOlathe Comprehensive Plan 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).

This surrounding area consists primarily of industrial, and employment uses. Existing uses include landscape services, plastics manufacturing, automotive repair, and other office/warehouse uses and facilities. Structures in the vicinity are primarily large metal-panel buildings featuring office-front entries, reflecting the area's functional and utilitarian design. The proposed expansion is cohesive and compatible with the character of the area.

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.

Properties to the south are zoned to the M-2 District, and land to the north, east and west retain County industrial zoning (Planned Light Industrial). The surrounding uses include landscaping services, plastics manufacturing, automotive repair, and other office/warehouse uses. The site is bordered to the south by an existing tree line. The proposed expansion is in harmony with the existing zoning and uses 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 currently retains CTY IP-C (County Planned Industrial) District zoning. All surrounding properties are zoned for industrial land uses which align with the PlanOlathe Future Land Use designation for Industrial Area. Rezoning the subject property to the M-2 District aligns with existing properties and allows for uses that are more appropriate and support development within the surrounding area.

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

Cardinal Brush has been operating at this location on S. Keeler Terrace since 2002.

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

The proposed development is not anticipated to detrimentally affect nearby properties. Expansion of the existing use is compatible with adjacent development and is consistent with the established character of the larger industrial area.

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

The development as proposed is not anticipated to have any detrimental impact on the value of surrounding properties, which are zoned for similar uses. The expansion will complement the surrounding development by incorporating matching architectural design and materials, ensuring visual cohesion with adjacent buildings.

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.

This proposed expansion of the existing use will not cause any adverse effect on traffic and safety of the road network.

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

The expansion 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.

Expansion of the existing, active use will contribute to the local economy by generating additional property and potential sales tax revenue for the City and creating new employment opportunities.

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.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the application were 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 RZ25-0003, Cardinal Brush Expansion for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Staff recommends approval of the rezoning with no stipulations.