



MINUTES

Planning Commission Meeting: July 28, 2025

Application:	<u>RZ25-0005:</u> Request for approval of a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District with a preliminary site development plan for Hedge Industrial Park on approximately 98.09 acres, located southeast of W. 167th Street and S. Hedge Lane.
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Mr. Nathan Jurey, Senior Planner, presented RZ25-0005, a request to rezone 98 acres from the County Rural District to M-2 District with a preliminary development plan for Hedge Industrial Park. Mr. Jurey demonstrated the property is situated east of the new Coca-Cola bottling facility and south of the FedEx distribution center. He noted the separating stream that runs from the southeast corner of the site to the northwest corner of the site. Mr. Jurey provide history of the site, which was originally annexed in 2021 but still carried its former County zoning. Mr. Jurey continued that staff recommended restricting certain high-intensity or outdoor-storage-heavy land uses, to ensure consistency with the surrounding M-2 development and the development will preserve woodland areas and stream corridors. Mr. Jurey continued that the proposed plan would align with the PlanOlathe designations of Industrial Area with Secondary Greenway. He also noted alignment with specific comprehensive plan policies.

Mr. Jurey presented the layout of six speculative warehouse and distribution buildings, each with loading docks shielded from public view, general landscape plan, and design standards that used all Class 1 and 2 materials. Mr. Jurey noted a traffic study would be updated with each development phase, along with a requirement to raise a sanitary sewer manhole near the stream.

Mr. Jurey added that all public notice requirements were met. Staff received no public correspondence. He concluded that the plan met the Golden Criteria and thus staff recommended approval, subject to land-use restrictions and stipulations regarding landscape berms, the raised sanitary manhole, and traffic-study updates. He stated the applicant agreed to all of these.

Chair Janner opened the floor for Commissioner questions.

Seeing none, Chair Janner opened the public hearing. However, no one had signed up to speak, and Chair Janner entertained a motion to close the hearing.

Commissioner Breen moved to close the public hearing, and **Commissioner Terrones** seconded. The motion passed 8 to 0.

Chair Janner called for any final discussion from the Commissioners. With none, Chair Janner called for a motion on the item.

Commissioner Chapman moved to approve RZ25-0005 as stipulated by staff, and **Commissioner Creighton** seconded the motion. The motion passed by a vote of 8 to 0 with the following stipulations:

A. Staff recommends approval of RZ25-0005, Hedge Industrial Park, for the following reasons:

1. The proposed development 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 request with the following stipulation.

1. The following land uses are prohibited:
 - a. Automobile Storage or Towing (Tow Lot)
 - b. Bus/Truck Maintenance, Including Repair and Storage (as principal use)
 - c. Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
 - d. Parking Lots, Surface as Principal Use
 - e. Public Utility Storage and Service Yards
 - f. Storage Area or Lot, except as an accessory use to a building and not visible from arterial and collector roadways
 - g. Paper Manufacturing
 - h. Petroleum Bulk Stations and Terminals
 - i. Power Generation Plant
 - j. Recycling Centers, Drop-Off
 - k. Rendering and Meat Byproduct Processing
 - l. Textile, Clothing, and Leather Manufacturing

C. Staff recommends approval of the preliminary site development plan request with the following stipulations:

1. On the plans submitted with the final site development plan application, landscaped berms will be included along Hedge Lane where possible as required by UDO 18.30.130.D.

2. The existing sanitary sewer infrastructure serving as the connection point for this development must be replaced and lifted as required by the City of Olathe Engineering Design Criteria.
3. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated May 20, 2025 and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and shall adhere to Access Management Plan and City Engineer requirements.