



## MINUTES

### Planning Commission Meeting: April 13, 2026

<b>Application:</b>	<b><u>RZ26-0003:</u></b> A rezoning from the CTY PRN2 (Planned Residential Neighborhood, Single family dwellings, 2-acre minimum lot size) District to the M-2 (General Industrial) District and a preliminary site development plan for Lone Elm Commerce Center, Sixth Plat on approximately 60.46 acres, located northwest of W. 167th Street and Lone Elm Road.
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**Ms. Taylor Vande Velde, Planner II**, presented RZ26-0003, the request to rezone approximately 60 acres, northwest of 167th and Lone Elm Road which currently had County zoning and was requesting rezoning to M-2 (General Industrial). Ms. Vande Velde noted the proposal was a continuation of the Lone Elm Commerce Center and was compatible with surrounding uses.

Ms. Vande Velde said that the PlanOlathe Comprehensive Plan designates the area for Business Park, Industrial, and Greenway uses, and that the request aligns with these designations and Plan Olathe policies. She continued that greenways would be preserved along the eastern portion, and staff recommended some land use restrictions due to intensity and nearby open space.

Ms. Vande Velde presented the site plan which included three industrial lots and three tracts totaling about 355,000 square feet, with parking spaces and trailer spaces that exceed UDO requirements. She demonstrated traffic access would be provided from Monticello Road and Erickson Street, both of which would be extended as development continued in the area. She explained the project would be phased. Phase I included the largest building, stormwater facilities, preservation area, and outdoor storage, and future phases were intended. Finally, Ms. Vande Velde highlighted that landscaping would preserve natural features and exceed open space and tree preservation requirements, including a stormwater basin with a fountain.

Ms. Vande Velde reviewed the architecture, designed to match an existing Lone Elm Commerce Center building using high-quality Class 1 and 2 materials. She noted the applicant requested a waiver to glass requirements but had provided additional architectural treatments, so staff supports the waiver.

Ms. Vande Velde confirmed that all public notification requirements had been met, a neighborhood meeting was held with no attendees, and City staff received no correspondence.

Staff recommended approval of the rezoning request with stipulations and the preliminary site development plan with stipulations.

**Chair Janner** opened the floor to questions from the commissioners.

**Commissioner Lynn** asked staff to clarify what is allowed for outdoor storage.

**Ms. Vande Velde** answered the area was planned for supplemental storage for a future tenant takes over that building.

**Commissioner Lynn** asked what typical types of outdoor storage are seen in these types of buildings.

**Ms. Vande Velde** answered it depends on the tenant but typically equipment, possibly large equipment, or pallets. She added that screening would be reviewed once tenants were identified and that there is significant buffering existing.

**Commissioner Lynn** asked if there are items, such as chemicals, that are not allowed in outdoor storage.

**Ms. Vande Velde** answered that, for Planning, anything is allowable provided there is proper screening but that the Fire department may have further input.

**Chair Janner** then called for any additional questions, but there were none.

Chair Janner opened the public hearing but no one was signed up to speak for the public hearing. Chair Janner called for a motion to close the public hearing.

**Commissioner Terrones** moved to close the public hearing, and **Commissioner Brown** seconded. The motion passed with a vote of 7 to 0.

With no further discussion raised, **Chair Janner** called for a motion on the item.

**Commissioner Corcoran** made a motion to approve RZ26-0003 subject to staff stipulations. **Commissioner Seeling** seconded the motion to approve the item. The motion passed with a vote of 7 to 0 as follows:

- A. Staff recommends approval of RZ26-0003, Lone Elm Commerce Center 6th Plat, for the following reasons:

1. The proposed development complies with the policies and goals of the Plan Olathe Comprehensive Plan.
2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the M-2 District with the following stipulations:

1. Prior to issuance of building permits for Buildings 2 and 3, Erikson Street must be extended adjacent to the property line, or a development agreement must be in place defining the schedule for extending Erikson from its existing terminus to Lone Elm Road.
2. The following uses are prohibited in the M-2 District:
  - a) Power Generation Plant
  - b) Paper Manufacturing
  - c) Recycling Centers, Drop-Off
  - d) Rendering and Meat Byproduct Processing
  - e) Petroleum Bulk Stations and Terminals
  - f) Textile, Clothing and Leather Manufacturing

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

1. A waiver is granted for Lot 1 from UDO 18.15.020,G.10. to permit the primary façade glass percentages shown on the architectural elevations for Building 1 dated February 16th, 2026.
2. Approval of a revised preliminary site development plan is required for Lots 2 and 3.
3. Buildings within the project boundary must have similar architectural features, colors, and building materials for a cohesive design.
4. Outdoor storage areas must be fully screened from public view.
5. Access drives onto Erikson Street for Lots 2 and 3 must meet IFC requirements prior to approval of the final site development plans for each lot.