



PLANNING
ENGINEERING
IMPLEMENTATION

Meeting Date: July 22, 2025, 5:30 PM – 6:30 PM

Location of Meeting: Olathe Community Center

Project: 175th & Lone Elm Center / Lineage Logistics

Project/File No.: 250489

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Rob Sangdahl, Lineage Logistics
Richard Desmeule, RKB architects
Dan Finn, P.E., Phelps Engineering, Inc.
Judd D. Claussen, P.E., Phelps Engineering, Inc.
Robert Heise

Copy: Olathe Planning Department

Meeting started around 5:20 when first guests arrived. Open house format. Questions and comments were generally as follows:

1. Building height- freezer portion of the building is 140' high. Other buildings are 35-55' in height.
2. Landscape and berming – generally where are we providing trees and berming? They would like berming along Lone Elm and 175th
3. Stormwater – concern over stormwater runoff. Project will comply with Title 17 stormwater requirements providing detention and treatment.
4. Traffic – overall concern over new traffic from project. We have provided TIS to understand trip generation and traffic impacts. We will be putting in new left and right turn lanes at each of the four entrances. Lineage project is generally less trips than a traditional warehouse project. There will be four access points controlled.
5. There was a question about the corner commercial having direct access to 175th and/or Lone Elm. This will not be the case as that property is served by driveways 2 and 3.
6. General questions about the limits of the site, boundaries and zoning. Asking for M-2 industrial and commercial C-2. Site plan shows 6 industrial buildings and will not come all at once, but will be phased in.

7. Comment about if the existing residential (2 parcels) along Lone Elm would stay. We indicated that we are trying to purchase these properties and if successful they would be incorporated into the project.
8. There was concern over how many warehouses are in the area already. And also how many more are coming. This area is an employment and industrial area. The Lineage project is not speculative, but is being built by the user who is under contract with a customer.
9. Question about next steps. The City Planning Commission public hearing will be on Monday, August 11, 2025, at City Hall, at 7 PM. The PC meeting is a recommending body and then it goes to the subsequent City Council meeting. This will be on Sept. 2. A notice of proposed rezoning has been posted on the property by the installation of signs.
10. The meeting generally ended around 6:20pm.

Public Information Sign In Sheet - In Person Meeting
 175th & Lone Elm Rd Development
 Meeting Location: Olathe Community Center
 Monday, July 21, 2025

No.	First and Last Name	Address	Phone #	Email
1	Adam Monks			
2	Larry Monks			
3	Wayne Perzee	21908 W 176 th Terr	913-626-6321	
4	Dewey & Janet Gustafson	21538 W 177 th Ct	913-526-1055	
5	Jeff & Janice Jagers	21581 W. 177 th Ct	913-909-5248	
6	Mike Andree			
7	Rich & Judy Mason	17743 S. Laverly St	913-274-5433	
8	Robyn Esser		913-302-5955	
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