



MINUTES

Planning Commission Meeting: February 9, 2026

Application:	RZ25-0019: Request for approval of a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for 175th Lone Elm Center on approximately 4.7 acres, located northeast of W. 175th Street and Lone Elm Road.
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Ms. Jessica Schuller, Senior Planner, presented the request to rezone approximately 4.7 acres to incorporate two recently annexed single-family residential parcels into the previously approved 175th Lone Elm Center development [RZ25-0007]. She stated that the properties currently have County Rural zoning. She continued the request would rezone them to the M-2 General Industrial District, consistent with surrounding zoning approved in September 2025 and with the Future Land Use Map designation of Employment Area. She noted that staff recommends the same land use restrictions be applied that were applied to the larger development to prevent higher-intensity nuisance uses.

Ms. Schuller described the preliminary site development plan, which aligns W. 173rd Street through the properties to connect to Lone Elm Road, eliminating a previous roadway jog. She stated that required landscaping was shown on the north side of the roadway, with additional landscaping to be included in revised plans for the south side.

Ms. Schuller confirmed that required public notifications had been mailed, a neighborhood notice to properties within 500 feet had been mailed, and that no neighborhood meeting was required.

She concluded that staff recommended approval of the rezoning with stipulations and preliminary site development plan with no stipulations.

Chair Janner called for questions.

Commissioner Breen asked for confirmation that the parcels were a leftover “island” excluded from the prior larger development approval [RZ25-0007] and that this action cleaned it up.

Ms. Schuller confirmed.

No further questions were raised.

The Applicant declined to comment.

Chair Janner opened the public hearing. With no speakers signed up, Chair Janner called for a motion to close the public hearing.

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

With no further discussion raised, **Chair Janner** then called for a motion on RZ25-0019.

Commissioner Breen moved to approve the application as stipulated by staff, and **Commissioner Chapman** seconded. The motion passed with a vote of 7–0 with the following stipulations:

- A. Staff recommended approval of RZ25-0019, 175th Lone Elm Center, 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 recommended approval of the rezoning to the M-2 District with the following stipulations:
 1. The following uses are prohibited:
 - a. Power Generation Plant
 - b. Parking Lots, Surface, as Principal Use
 - c. Public Utility Storage and Service Yards
 - d. Automobile Storage or Towing (Tow Lot)
 - e. Paper Manufacturing
 - f. Recycling Centers, Drop-Off
 - g. Rendering and Meat Byproduct Processing
 - h. Petroleum Bulk Stations and Terminals
 - i. Storage Area or Lot, except when as an accessory use to a building
 - j. Textile, Clothing, and Leather Manufacturing
 - k. Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
 - l. Bus/Truck Maintenance, Including Repair and Storage

- C. Staff recommends approval of the preliminary site development plan with no stipulations.