

ORDINANCE NO. 25-40

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OLATHE, KANSAS, AS ADOPTED BY REFERENCE IN SECTION 18.20.030 OF THE OLATHE UNIFIED DEVELOPMENT ORDINANCE; FURTHER AMENDING SAID SECTION 18.20.030 BY REINCORPORATING SUCH MAP AS AMENDED.

WHEREAS, Rezoning Application No. RZ25-0011 requesting rezoning from the CTY IP-2 (County Planned Industrial) District to the M-2 (General Industrial) District was filed with the City of Olathe, Kansas, on the 30th day of July 2025; and

WHEREAS, proper notice of such rezoning application was given pursuant to K.S.A. 12-757 and Chapter 18.40 of the Olathe Unified Development Ordinance; and

WHEREAS, a public hearing on such application was held before the Planning Commission of the City of Olathe, Kansas, on the 22nd day of September 2025; and

WHEREAS, said Planning Commission has recommended that such rezoning application be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: That the Zoning Map of the City of Olathe, Kansas, is hereby ordered to be amended insofar as the same relates to certain parcels of land legally described as:

THIS IS A SURVEY AND SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, DESCRIBED BY PHELPS ENGINEERING, INC. CLS-82 PROJECT NO. 250602 JULY 29, 2025, TO WIT:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 12; THENCE S 88°00'12" W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1392.85 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, AS NOW ESTABLISHED, FORMERLY THE ST. LOUIS AND SAN FRANCISCO RAILROAD, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 13, SOUTHVIEW PROPERTIES, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 13°20'43" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD, AND ALONG THE WEST LINE OF LOTS 13, 11, 10 AND 9, OF SAID SOUTHVIEW PROPERTIES, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1301.11 FEET, TO THE POINT OF BEGINNING; THENCE N 87°46'00" E, A DISTANCE OF 474.95 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH KEELER TERRACE, AS NOW ESTABLISHED; THENCE S 2°11'51" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH KEELER TERRACE, A DISTANCE OF 30.11 FEET, TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH KEELER TERRACE, SAID LINE BEING ON A CURVE TO THE LEFT AND BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 165.24 FEET, TO THE NORTHEAST CORNER OF LOT 1, KEELER TERRACE ADDITION, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE S 87°45'48" W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 554.11 FEET, TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE N 13°20'43" E, ALONG

THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 200.08 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.2513 ACRES, MORE OR LESS.

Said legally described property is hereby rezoned from the IP-2 (County Planned Industrial) District to the M-2 (General Industrial) District.

SECTION TWO: That this rezoning is approved with no stipulations.

SECTION THREE: That Section 18.20.030 of the Unified Development Ordinance, which incorporates by reference the Olathe Zoning Map, is hereby amended by reincorporating by reference the said Zoning Map as it has been amended in Section One of the Ordinance.

SECTION FOUR: That this Ordinance shall take effect from and after its passage and publication as provided by law.

PASSED by the City Council this 21st day of October 2025.

SIGNED by the Mayor this 21st day of October 2025.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney