



STAFF REPORT

Planning Commission Meeting: February 23, 2026

Application:	FP25-0042: Final Plat of Hedge Industrial Park North First
Location:	Southeast of W. 167 th Street and S. Hedge Lane
Owner:	Aspen Industrial Land Fund I LLC
Applicant:	Victor Burks; Tessere
Engineer/Architect:	Kurt Hershey; Tessere
Staff Contact:	Bradley Hocevar; Planner I

Site Area:	<u>16.32 ± acres</u>	Proposed Use:	<u>Warehouse/Distribution</u>
Lots:	<u>1</u>	Existing Zoning:	<u>M-2 (General Industrial)</u>
Tracts:	<u>1</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following item is a request for a final plat of Hedge Industrial Park North First, a subdivision located southeast of W. 167th Street and S. Hedge Lane. The plat will establish lot lines and dedicate public easements and street right-of-way for one (1) industrial lot and one (1) tract on approximately 16.32 acres.

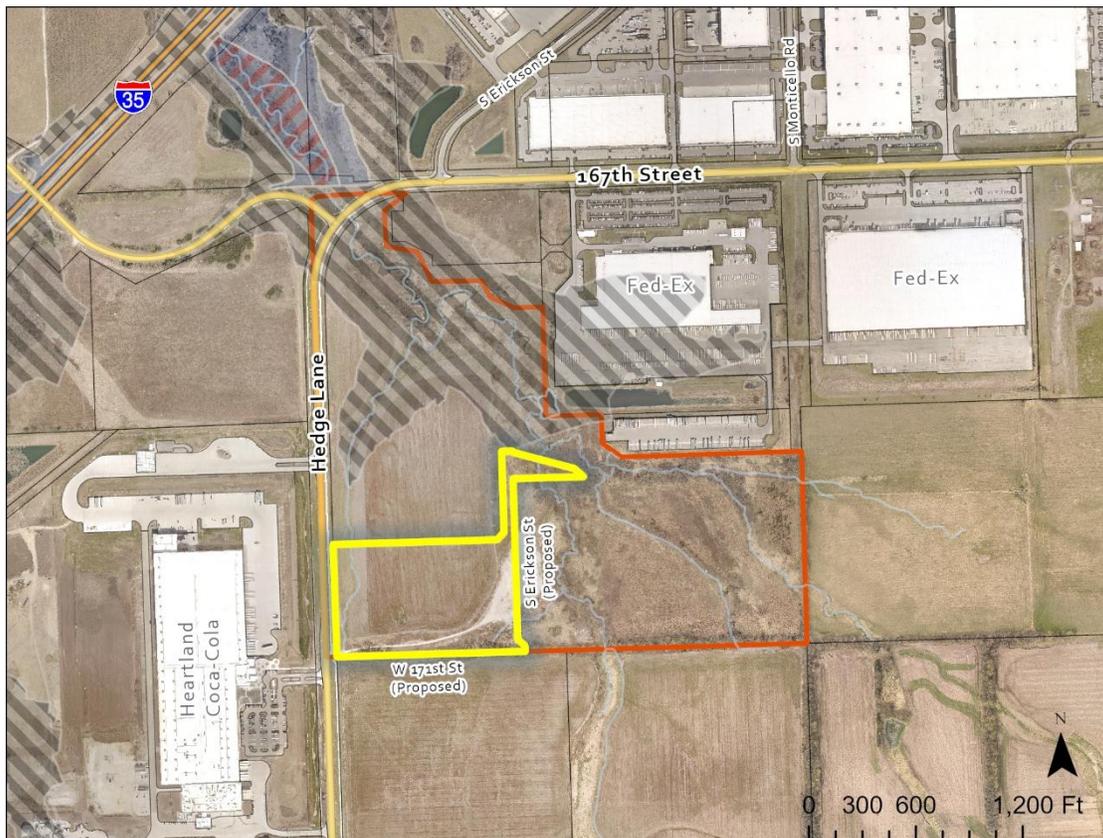
The subject property was rezoned to the M-2 (General Industrial) District with a preliminary site development plan in 2025 (RZ25-0005) for the Hedge Industrial Park Development. The final plat represents the first phase of the development and is consistent with the approved preliminary development plan.

2. Plat Review

- a. **Lots/Tracts** – The final plat consists of one (1) lot and one (1) tract intended to accommodate a single 218,000 square-foot industrial building that will be developed for warehouse and distribution users. Tract A will be owned and maintained by the majority owner of the subdivision and is designated for open space, drainage facilities, and stormwater Best Management Practice (BMP) facilities.
- b. **Streets/Right-of-Way** – Public Street right-of-way is dedicated with this plat for the construction of Erickson Street and the north half of W 171st Street. The south half of 171st Street is owned separately and must be dedicated prior to public street construction as required by the standards and requirements for collector roadways.

A private access easement along the northern property line will provide private shared access to Hedge Lane. Limits of no access are shown along Hedge Lane in accordance with the Traffic Access Management Plan.

- c. **Public Utilities** – The property lies within the WaterOne service area and will utilize the existing water main and easements along Hedge Lane. The property is also located within the City of Olathe sanitary sewer service area and will extend sewer as required. New utility easements (U/E) will be dedicated as depicted on the final plat.
- d. **Stormwater** – The site is located within the Cedar Creek watershed and generally drains northwest along the surrounding stream corridors. The final plat and first phase of development have been reviewed for compliance with Title 17 requirements. Stream corridors are preserved, and stormwater detention and BMP facilities are provided to address peak flow and water quality standards.



Aerial view of subject property outlined in yellow.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0042, the final plat of Hedge Industrial Park North First, with no recommendations.

