



STAFF REPORT

Planning Commission Meeting: July 28, 2025

Application:	RZ25-0005: Rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District with a Preliminary Site Development Plan for Hedge Industrial Park
Location:	Southeast of W. 167 th Street and S. Hedge Lane
Owner/Developer:	Aspen Industrial Land Fund I LLC
Applicant:	Amy Grant, Polsinelli PC
Engineer:	Kurt Hershey, Tessere
Staff Contact:	Nathan Jurey, AICP, Senior Planner

Site Area:	<u>98.09 acres</u>	Proposed Use:	<u>Warehouse/Distribution</u>
Existing Zoning:	<u>CTY RUR</u>	Proposed Zoning:	<u>M-2 (General Industrial)</u>
Building Area:	<u>1,089,918 sq. ft.</u>	Plat:	<u>Unplatted</u>
Lots:	<u>6</u>	Tracts:	<u>4</u>

	Plan Olathe Land Use Category	Existing Use	Existing Zoning
Site	Industrial Area and Greenway	Agricultural	CTY RUR
North	Industrial Area, Employment Area, and Greenway	Warehouse/Distribution	M-2
South	Industrial Area, and Greenway	Agricultural	M-2
East	Industrial Area and Greenway	Agricultural	CTY RUR
West	Industrial Area	Bottling Facility & Agricultural	M-2 & CTY RUR

1. Introduction

The applicant is requesting to rezone property from the CTY RUR (County Rural) District to the M-2 (General Industrial) District with a preliminary site development plan for the Hedge Industrial Park development. The subject 98-acre property is located southeast of 167th Street and Hedge Lane. The project includes over 1 million square feet of total floor area across 6 industrial buildings that will be developed for speculative warehouse and distribution users. Rezoning to a City zoning district is required prior to development.

2. History

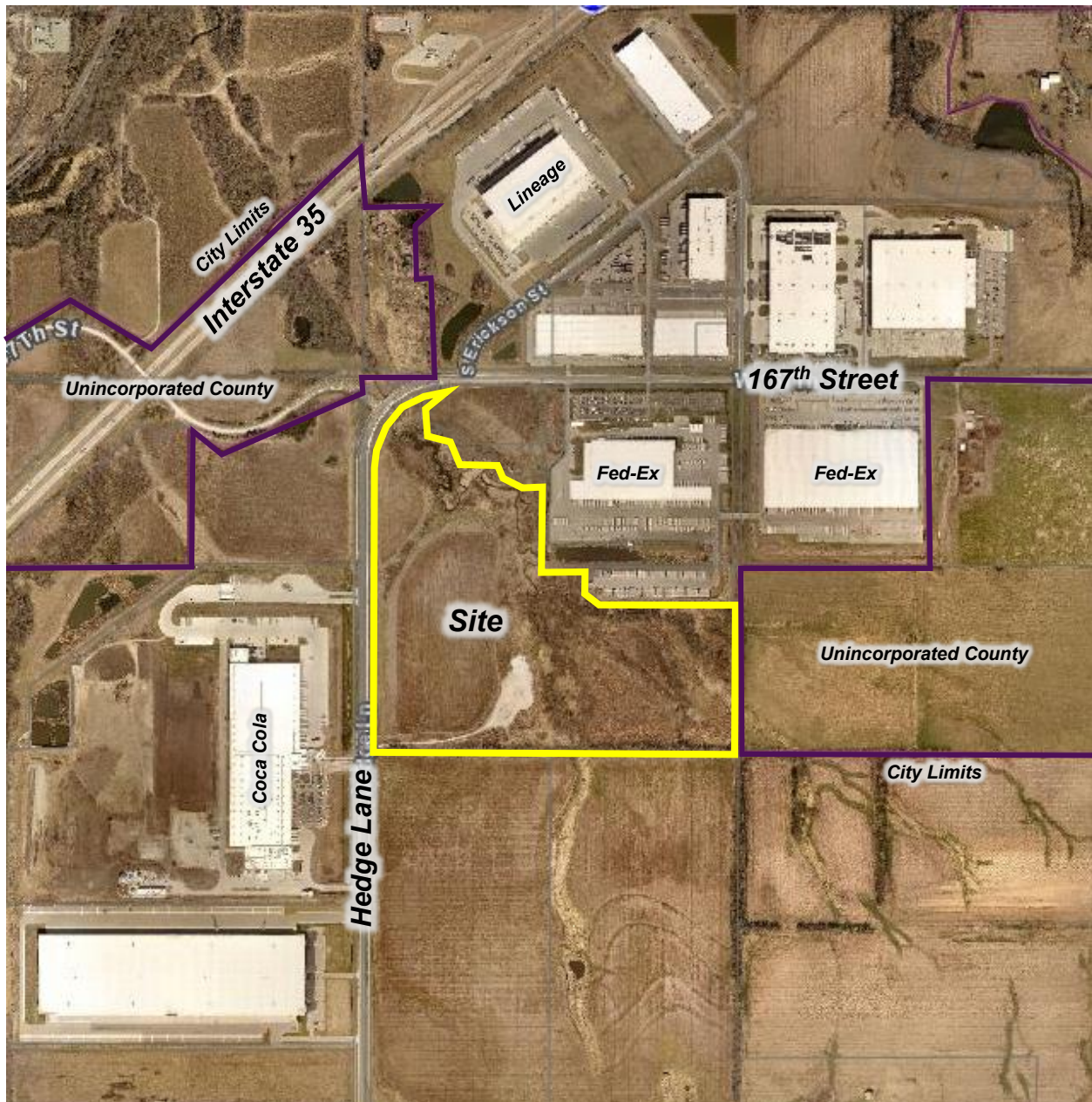
The subject property was annexed into Olathe in 2021 (Ord. 21-15, ANX21-0002) and no other zoning or development application has been submitted or approved on this site. Prior to annexation, the site was used for agricultural purposes and with a portion of the site used for a temporary concrete batch plant, which has recently been removed.

3. Existing Conditions

The subject property is generally located south of 167th Street and on the east side of Hedge Lane, which is now a paved 2-lane road with a center turn lane. There are four (4) stream corridors, three (3) of which run from the south into the main stream corridor, which runs along the north property line and downhill to the northwest corner of the site. Between the streams are areas primarily used as farmland and a gravel drive and a small gravel area exists where the concrete batch plant was recently removed. A major waterline for WaterOne runs along Hedge Lane and the City of Olathe maintains a sanitary sewer line that runs along the north property line.



View from the southwest corner of subject property looking northeast along Hedge Lane.



Subject property outlined in yellow.

4. Zoning Standards

The development is following the base standards of the requested M-2 District found in Column 1 of UDO 18.20.200 and the following is a summary of the applicable land use and dimensional standards

- a. **Land Use** – The applicant's request to rezone this site to the M-2 District aligns with the property's designation as an Industrial Area on the PlanOlathe Future Land Use Map. The M-2 District generally supports industrial buildings grouped around major transportation systems. The applicant expects this development to largely be occupied by the *warehousing, storage, wholesale, and distribution facility* land use, which is permitted by right in the M-2 District and similar to the surrounding area.

The M-2 District allows a number of other general industrial and warehouse & storage uses. Staff recommends restricting land uses that are less compatible with the surrounding industrial uses due to the intensity of that use or its reliance on outdoor storage. Staff worked with the applicant on these use restrictions and the applicant is amenable to the list provided in Section 10 (Staff Recommendation) of this report.

- b. **Building Height** – The proposed buildings are 49 feet tall, complying with the maximum building height of 55 feet in the requested M-2 District.
- c. **Setbacks** – All buildings and paved areas comply with the minimum setback of 30 feet from the front property line and 10 feet along the side and rear property lines.
- d. **Open Space** – The M-2 District requires a minimum of 15% open space and the proposal exceeds this requirement by dedicating over 30% of the overall site as open space in Tracts A-D.

5. Development Standards

- a. **Phasing** – The applicant intends to commence development with Phase 1, which includes Lot 3 and all street, utility, and stormwater improvements required to serve this phase of the development. The remaining Phases 2 through 6 will be developed based on market demand and each phase will construct streets, utilities and stormwater improvements as depicted in the phasing plan and as needed to serve each phase.
- b. **Access/Streets** – The development will take access from Hedge Lane at three (3) points (169th Street, 171st Street, and a shared private drive) and the required turn lanes are shown at each access point. 171st Street provides direct access for the adjacent lots and extends along the south property line between Hedge Lane and the east property line to provide access for adjacent properties. Direct access is also provided along 169th Street and Erickson Street for those adjacent lots. A stipulation is included in staff's recommendation requiring traffic improvements to be made in accordance with the Traffic Impact Study, that the study be updated with each phase, and the development will adhere to the Access Management Plan and City Engineer requirements
- c. **Parking/Loading** – The applicant expects that most prospective tenants will be required 1 stall per 1,500 square feet of general building area and 3.8 stalls per 1,000 square feet of office area, as this is the requirement for many industrial and warehouse/distribution uses. Based on these requirements, each lot provides the required parking. Overall, a total of 996 stalls are provided, exceeding the minimum requirement of 966 stalls.

A loading dock area is proposed at the rear of every building and will be finished out as necessary to accommodate each prospective tenant.

- d. **Landscaping/Screening** – A Type N (Natural) Buffer is provided along the north and east property lines by preserving the existing stream corridor and woodland area. Nonresidential landscaping is provided along Hedge Lane and street trees along all other roads as required by the UDO. Additionally, UDO 18.30.130.D calls for the use of landscaped berms where possible and the applicant is agreeable to a stipulation to provide landscaped berms along Hedge Lane.

Internal to the site, perimeter parking lot landscaping is provided using continuous 3-foot-tall shrubs and the required parking lot landscape islands are provided internally. Building foundation landscaping is provided along all primary façades. An architectural screen wall is provided on Lot 3 to screen the truck court from view along Hedge Lane. Trash enclosures are provided with each building. The placement and screening of all ground,

wall, and roof-mounted utilities and equipment will be reviewed administratively for compliance with UDO standards.

- e. **Tree Preservation** – On this 98-acre property, 24 acres are considered woodland area. This development preserves 61% of the existing woodland area, exceeding the requirement to preserve a minimum of 20% of woodland areas.
- f. **Stormwater/Detention** – Four (4) wet detention basins will be installed with this development to comply with Title 17 stormwater requirements of the Municipal Code. Stormwater collected throughout the site will be conveyed into these detention basins, which are all generally located along the stream corridor to the north of the site.

The project also complies with the stream corridor requirements of Title 17. There are four (4) existing streams that require stream corridor dedication covering a total of 23 acres of the site. As two (2) streams will be disrupted by off-site development, this project will preserve the remaining two (2) stream corridors and dedicate new wet detention areas that cover approximately 29 acres, exceeding the required stream corridor acreage.

- g. **Public Utilities** – This site is in the WaterOne service area and will connect to the existing water main running along Hedge Lane. This site is also in the City of Olathe sanitary sewer service area and will connect to the existing sanitary sewer main located along the north side of this property. The existing sewer manhole to which this project connects is submerged during rainfall events and the applicant is agreeable to a stipulation to replace and lift the existing infrastructure to reduce rainwater infiltration into the sanitary sewer network. City sewer will be extended as required to provide access to the adjacent undeveloped properties to the east and south.

6. Site Design Standards

The property is subject to Site Design Category 6 based on the Industrial Area designation in the PlanOlathe Future Land Use Map. The following is a summary of the applicable site design requirements:

- a. **Parking Pod Size** – Parking lots must be broken up into parking pods with no more than 320 stalls and the largest parking pod includes 161 stalls, complying with this requirement.
- b. **Drainage Feature** – Extensive landscaping is provided around the wet detention basins in Tracts A-C to incorporate them as a decorative feature for the site. The detention basin in Tract D is not required to be designed as an amenity as it is not visible to the public.
- c. **Increased Setback** – All buildings are setback over 50 feet from arterial streets and adjacent nonresidential properties as required by UDO.
- d. **Perimeter Landscaping** – The planted buffer area along Hedge Lane is at least 30 feet wide and includes a decorative fence with masonry columns, exceeding the requirement to provide at least a 20-foot-wide buffer with decorative fencing and columns along arterial streets.

7. Building Design Standards

The proposal includes six (6) one-story buildings that are all subject to the Industrial Building design standards according to UDO Section 18.15.020.G.10. The proposal includes three different sized building types (214k, 172k, and 58k square feet in size) and elevations are included in the agenda for each building type.

All buildings are designed with three (3) primary facades (front, left and right) and every building was intentionally sited so the rear elevation is classified as a secondary façade.

Consistent architectural design, materials, and colors will be used throughout the development. All buildings will be constructed with Class 1 clear glass and Class 2 tilt-up concrete panels with form-liner reveals. The concrete panels will be textured and painted in light and dark tan colors to accent the proposed architectural features.

The following table lists the applicable design requirements of the UDO and proposed design elements:

Building Design Standards	Design Requirements <i>Proposed Design</i>
<i>Building Entryway</i>	<p><i>The main common building entry must be defined with a covered projection from the façade or by a recessed area.</i></p> <p>Each building includes canopies that project over building entrances, meeting UDO requirements.</p>
<i>Garage and Overhead Doors</i>	<p><i>Garage and overhead doors may only face a local or collector public street, unless completely screened from view.</i></p> <p>All overhead dock doors are located on the rear façade and oriented away from public streets.</p>
<i>Facade Articulation</i>	<p><i>Horizontal and vertical articulation must be used to divide primary façades into vertical bays that are no greater than 50 and 100 feet in width for buildings under and over 100,000 square feet, respectively.</i></p> <p>Each primary façade is divided into vertical bays using a variation in the roofline of four (4) feet and either a wall offset or wall projection to provide both vertical and horizontal articulation. These elements are used at least every 50 feet on primary façades for the smaller (58k sq. ft.) building and at least every 100 feet for the larger two building types.</p>
<i>Special Vertical Articulation</i>	<p><i>One-story buildings must include tower elements or similar vertical articulation to bookend the building or anchor the main entry or building corner.</i></p> <p>A special tower element is utilized at each main building entry and building corner to anchor these elements of the building.</p>

Primary facades must use a minimum of two (2) Class 1 and 2 materials on 75% of the façade and secondary facades must use a minimum of two (2) Class 1, 2 and 3 materials on 50% of the façade. All facades exceed these requirements, with clear glass (Class 1) and tilt-up concrete panels with form-liner reveals (Class 2) comprising 100% of every façade. In addition, primary façades must use a minimum of 15% glass on the first floor and all primary façades comply by providing between 15% and 28% glass on the first floor façade area. A Class 2 non-visible membrane roof is proposed, meeting the requirement to use a Class 1 or 2 roofing material.

8. Public Notification and Neighborhood Meeting

The applicant sent the required public notification letters to surrounding properties within 200 feet and 1,000 feet in unincorporated Johnson County by certified mail and posted a sign on the subject property as required by UDO. Neighborhood notice was also sent to nonresidential property owners within 500 feet of the property and a neighborhood meeting was not required as this property is not within 500 feet of any residential area. Staff has not received any correspondence from nearby property owners.

9. UDO Rezoning Criteria

Rezoning applications are reviewed against the Golden Criteria listed in UDO Section 18.40.090.G to ensure compatibility with the surrounding area. This application was reviewed against this criteria and staff's findings are detailed below.

A. *The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.*

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as an Industrial Area with Primary and Secondary Greenways. Industrial Areas are designated for more intensive industrial uses, including manufacturing, assembly, and distribution. Research, warehousing, and other light industrial uses are also appropriate in Industrial Areas. In Industrial Areas, complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses.

The M-2 District directly aligns with the Industrial Area future land use category, and greenways will be preserved within the northeast portion of the development. This request conforms with the PlanOlathe (Comprehensive Plan) and the following policy elements of the Comprehensive Plan:

LUCC-1.1: Consistency with the Comprehensive Plan. Land use proposals should be consistent with the vision of the Comprehensive Plan, as well as applicable local ordinances and resolutions.

ES-1.3: Targeted Industries. Promote Olathe as an ideal place for desirable new industries, especially those that would diversify the employment base, reflect the labor force capabilities of the community, and complement Olathe's high quality of life.

ES-1.5: New Businesses. Build upon existing economic strengths to encourage new spin-off and start-up businesses.

B. *The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).*

The character of the surrounding area consists primarily of industrial and employment uses. Existing uses include bottling facilities and warehouse & distribution facilities. Structures in the vicinity are primarily very large tilt-up concrete buildings with limited office area, reflecting the area's functional and utilitarian design. The proposed warehouse and distribution development is cohesive and compatible with the character of the area.

However, the M-2 District does allow a number of land uses that are less compatible with the character of the surrounding development due to the intensity of that use or its reliance on outdoor storage. Staff worked with the applicant and they are amenable to restricting the list of uses provided in staff's recommendation.

C. ***The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The proposed M-2 (General Industrial) District and warehousing and distribution facilities are in harmony with the surrounding properties, as most have also been rezoned to the M-2 District and are developed with compatible industrial and warehouse & distribution facilities.

D. ***The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The property currently retains the CTY RUR (County Rural) District zoning and must be rezoned to a City zoning district before it may be developed.

E. ***The length of time the property has remained vacant as zoned.***

The property has retained County RUR zoning since it was annexed in 2021. The site is currently undeveloped and was largely used for agricultural purposes before annexation.

F. ***The extent to which approval of the application would detrimentally affect nearby properties.***

Staff has not received information indicating the proposed project will detrimentally affect nearby properties. Approval of this application would allow a similar type of development to the surrounding properties already zoned to the M-2 District.

G. ***The extent to which development under the proposed district would substantially harm the value of nearby properties.***

The development as proposed is not anticipated to have any detrimental impact on the value of nearby properties, which are zoned for similar uses. The proposed development is similar to the surrounding developed properties in regard to site and building design.

H. ***The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

The proposed warehouse and distribution uses will not cause any adverse effect on traffic and safety of the road network and on-site parking will be provided as required by UDO.

I. ***The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

This development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and codes pertaining to stormwater, air quality, noise, and other impacts on the environment.

J. ***The economic impact of the proposed use on the community.***

The proposed development will contribute to the local economy by generating additional property taxes to be collected by the City and creating new employment opportunities.

K. ***The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

There is no gain to the public health, safety, or welfare if the application were denied. If the application were denied, the property would be restricted to the uses permitted in the County RUR District and industrial development of this property would not be permitted.

10. Staff Recommendation

- A. Staff recommends approval of RZ25-0005, Hedge Industrial Park, 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 recommends approval of the rezoning request with the following stipulation.
 - 1. The following land uses are prohibited:
 - a. Automobile Storage or Towing (Tow Lot)
 - b. Bus/Truck Maintenance, Including Repair and Storage (as principal use)
 - c. Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
 - d. Parking Lots, Surface as Principal Use
 - e. Public Utility Storage and Service Yards
 - f. Storage Area or Lot, except as an accessory use to a building and not visible from arterial and collector roadways
 - g. Paper Manufacturing
 - h. Petroleum Bulk Stations and Terminals
 - i. Power Generation Plant
 - j. Recycling Centers, Drop-Off
 - k. Rendering and Meat Byproduct Processing
 - l. Textile, Clothing, and Leather Manufacturing
- C. Staff recommends approval of the preliminary site development plan request with the following stipulations:
 - 1. On the plans submitted with the final site development plan application, landscaped berms will be included along Hedge Lane where possible as required by UDO 18.30.130.D.
 - 2. The existing sanitary sewer infrastructure serving as the connection point for this development must be replaced and lifted as required by the City of Olathe Engineering Design Criteria.
 - 3. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated May 20, 2025 and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and shall adhere to Access Management Plan and City Engineer requirements.

TESSERE

June 30, 2025

via portal upload

Mr. Nathan Jurey, AICP
Senior Planner
City of Olathe Planning Division
100 E. Santa Fe Street, 3rd Floor
Olathe, KS 66061

Re: Statement of Purpose for Rezoning
Hedge Industrial Park North
Olathe, Kansas

Dear Nathan:

On behalf of our Client, Aspen Industrial Land Fund I, we are submitting this Statement of Purpose for Rezoning. Aspen Industrial Land Fund I is purchasing this property from Slam D Holdings, Inc. This property, known as Hedge Industrial Park North, is located south of W. 167th Street and east of S. Hedge Lane. This is a 98-acre property that lies within the City of Olathe.

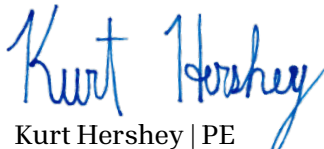
The proposed development will consist of the construction of six separate speculative warehouses. The total square footage, as indicated on the Preliminary Site Development Plan, is 1,089,918 square feet. The land use of all lots is speculative at this time but is expected to be warehousing and/or distribution.

The property is currently zoned CTY RUR (County Rural). The purpose of this rezoning request is to bring the property into City zoning and to be able to develop the property. The rezoning being requested for the entire Hedge Industrial Park North development is M-2 (General Industrial District) and a preliminary development plan accompanies this rezoning request.

Thank you for your consideration. Please reach out if you have any questions.

Sincerely,

TESSERE, Inc.



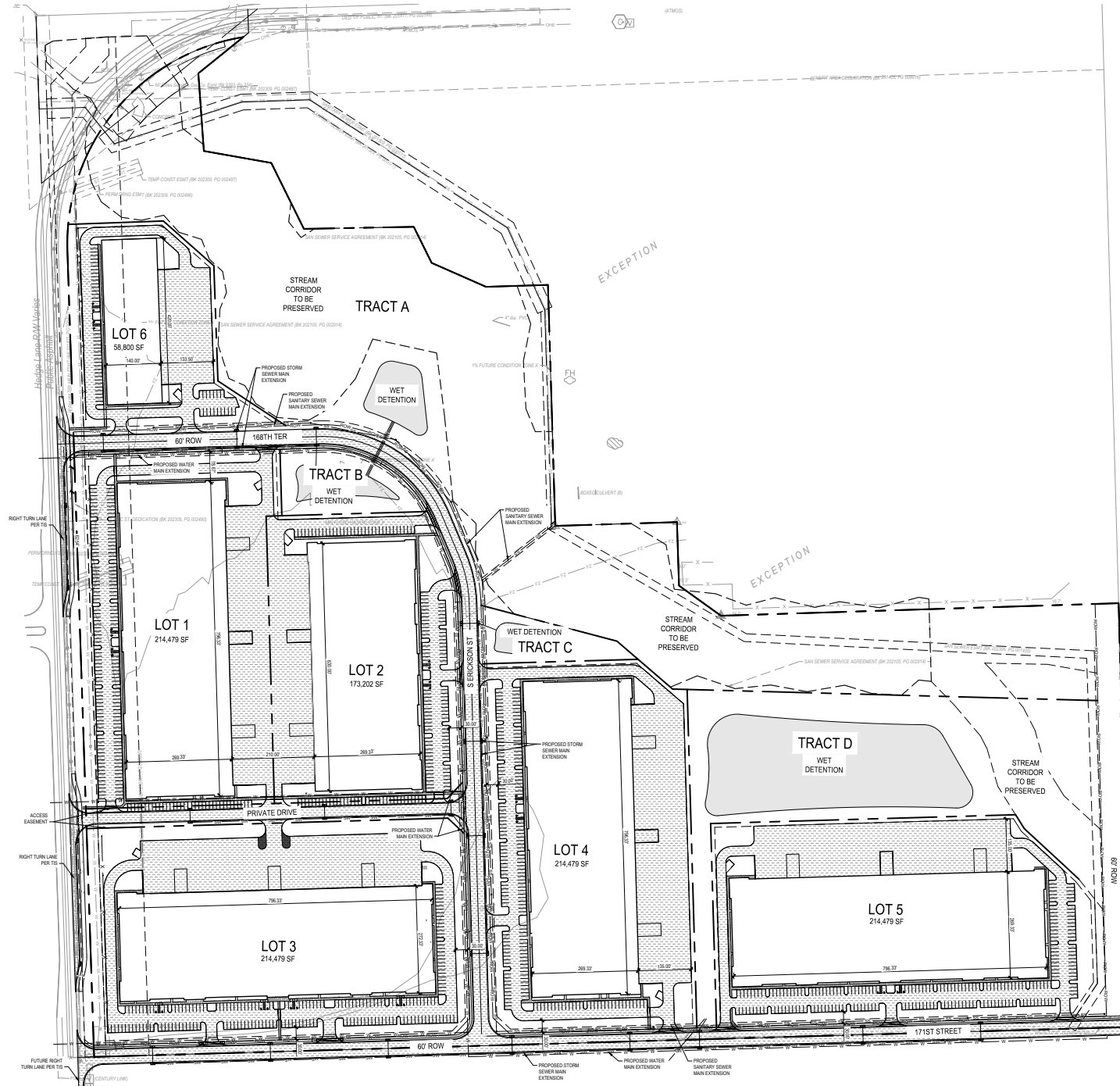
Kurt Hershey | PE
Director of Site Projects

KLH/am

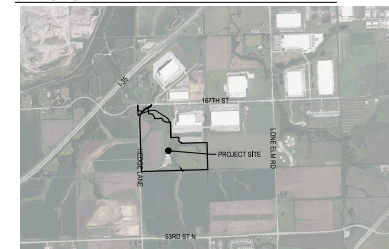
Enclosure

c (w/enc.): 13038R24016

1 PRELIMINARY SITE DEVELOPMENT PLAN



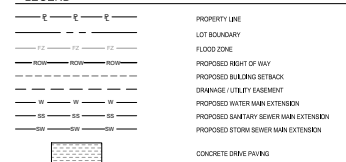
SITE NOTES



GENERAL SITE NOTES

- EXISTING ZONE SHALL BE CITY MAP. THE PROPOSED ZONING WILL BE GENERAL INDUSTRIAL DISTRICT (M-2).
- ENTERING AND LEAVING THE PROJECT, PROPOSED LANDUSE IS WAREHOUSING, STORAGE, WHOLESALE AND DISTRIBUTION FACILITIES.
- PROPOSED RIGHT OF WAY (ROW) WIDTH SHALL BE 60'.
- PROPOSED ROADWAY BE CLASSIFIED AS A LOCAL STREET. PROPOSED ROADWAY WIDTH SHALL BE 40' WITH 2 CURB & GUTTER EACH SIDE.
- SAFARIWAY DRIVE SHALL BE 10' UNLESS SHOWN OTHERWISE.
- WATER MAINS SHALL BE 10' UNLESS SHOWN OTHERWISE.
- ACCESS TO HIGHWAY SHALL BE LIMITED TO TWO PUBLIC ACCESS POINTS.
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE DIRECTION NORTH TO A PROPOSED DETENTION BASIN FOR THIS PROJECT. DRAINAGE FROM DETENTION BASIN REQUIREMENTS WILL MEET THE CITY OF OLAHIE REGULATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND SUBDIVISION.
- ROADWAY INTERSECTION ANGLES ARE BETWEEN 90 AND 120 DEGREES.
- STOPPING SHORT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- CURB RACK AT INTERSECTIONS ARE 50' UNLESS NOTED OTHERWISE.
- INTERSECTIONS ARE OFFERED LARGER CENTER THAN 100'.
- TRACT AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR THE CITY OF OLAHIE, AS CALLED OUT ON THE PLAN.
- STORM SEWER SHALL BE DESIGNED TO CARRY THE 5 YEAR STORM.
- 5 YEAR HYDROLOGICAL SHALL BE 4.00 INCH NOT LESS THAN 0.50 INCH FROM THE NEAREST HYDROLOGICAL.
- SITE SCREENING AND BUFFER YARDS ARE REQUIRED FOR THE DEVELOPMENT.
- WALL MOUNTED LIGHTS SHALL BE LOCATED TO THE INTERIOR SIDE OR REAR WARD OF BUILDING TO THE GREATEST EXTENT POSSIBLE.
- FOR CITY CODE SECTION 14.30.10 STANDARD PARKING STALL DIMENSIONS SHALL BE 8' BY 20'.
- WALKWAYS SHALL BE 5' WIDE UNLESS OTHERWISE NOTED.
- CURB RACK ON LOT DRIVES ARE 5' UNLESS OTHERWISE NOTED.
- LANDSCAPE PLANS INCLUDED IN THIS SUBMITTAL MEET THE REQUIREMENTS SET FORTH IN CHAPTER 18 OF OLAHIE CITY ZONING REGULATIONS. ALL LANDSCAPE PLANS ARE AT LEAST 1" WIDE AND NO LESS THAN 100.00 FT. IN AREA.
- WILL PAY INTO THE PUBLIC ART FUND AS REQUIRED FOR THIS PROJECT BY MUNICIPAL CODE CHAPTER 242.130.
- ONLY TRANSFORMERS AND GAS METERS WILL BE ABOVE GROUND AND SHALL BE SCREENED PER CITY CODE.

LEGEND



GENERAL SITE NOTES

PROJECT DATA TABLE	
LEGAL	22-34-23 NW1/4 EX. 25 AC IN HWY EX 43.29 AC EX 1.16 AC IN ST EX 833 AC IN ST EX 30500 AC EX 1.12 AC EX 3.3 AC IN CITY OF OLAHIE
SPECIFICATIONS	98.00 ACRES
PROJECT AREA	ASPER INDUSTRIAL LAND FUND I LLC
OWNER	CITY OF OLAHIE
COORDINATION	JOHNSON COUNTY
ENGINEER/PREPARER	KURT HERSCHEY, P.E.
SURVEYOR	CHAD ABBOTT, P.S.
EXISTING ZONING	City Map
PROPOSED ZONING	M-2 General Industrial District

DEVELOPMENT SUMMARY

Item	Floor Area	Required Bldg. Area	Proposed Bldg. Area	Total Floor Area	Site Acreage	% of Acres	Land Use	Parking Required	Required Parking Calculations	Proposed Parking
Industrial										
Lot 1										
Office	15,014				9.84	10.03%		3,871,000 sf		57,000
Storage	199,465							1/1500 sf		132,996
Subtotal	214,479									190,031
Lot 2										
Office	10,392				7.63	7.78%		3,871,000 sf		39,49
Storage	162,810							1/1500 sf		108,54
Subtotal	173,202									148,031
Lot 3										
Office	10,392				13.14	13.40%		3,871,000 sf		40,75
Storage	162,810							1/1500 sf		135,84
Subtotal	173,202									176,59
Lot 4										
Office	12,869				10.33	10.53%		3,871,000 sf		48,90
Storage	201,610							1/1500 sf		134,41
Subtotal	214,479									183,31
Lot 5										
Office	21,448				10.74	10.95%		3,871,000 sf		61,50
Storage	193,031							1/1500 sf		138,69
Subtotal	214,479									200,19
Lot 6										
Office	5,880				4.47	4.56%		3,871,000 sf		22,34
Storage	52,920							1/1500 sf		35,28
Subtotal	58,800									57,62
Tract A										
Tract B										
Tract C										
Tract D										
Right-of-Way										
TOTAL	1,089,918				98.00	100.00%				965.77

ZONING SETBACK SUMMARY

Block / Lot	Building Setback	Street Side Yard Rear	Parking Setback	ROW / Property Line
Lot 1	30'	20'	10'	30'
Lot 2	30'	20'	10'	30'
Lot 3	30'	20'	10'	30'
Lot 4	30'	20'	10'	30'
Lot 5	30'	20'	10'	30'
Lot 6	30'	20'	10'	30'

- BUILDINGS MUST BE SETBACK AT LEAST 10' FROM ARTERIAL STREETS PER CITY CATEGORY 6 (JUDO 16.10.0).
- PARKING MUST BE SETBACK AT LEAST 10' FROM ARTERIAL STREETS AND MUST INCLUDE A SCREENING FENCE PER CITY CATEGORY 6 (JUDO 16.10.0).

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CROSSLAND CONSTRUCTION COMPANY, INC.

PROGRESS PRINT

HEDGE INDUSTRIAL PARK NORTH

ASPER INDUSTRIAL LAND FUND I LLC

SW 1/2, NW 1/4, SEC. 22, T.44S, R.24E, S1/2, CO.11E, MO.6462

REV 02 2024/01/18

REV 01 2024/01/18

DESCRIPTION DATE

PROJECT NO. 17-008-0001-001

PREPARED BY J. H. HARRIS

STATUS PRELIMINARY SITE DEVELOPMENT PLAN

DATE 01/11/2024

DRAWN BY J. H. HARRIS

CHECKED BY J. H. HARRIS

APPROVED BY J. H. HARRIS

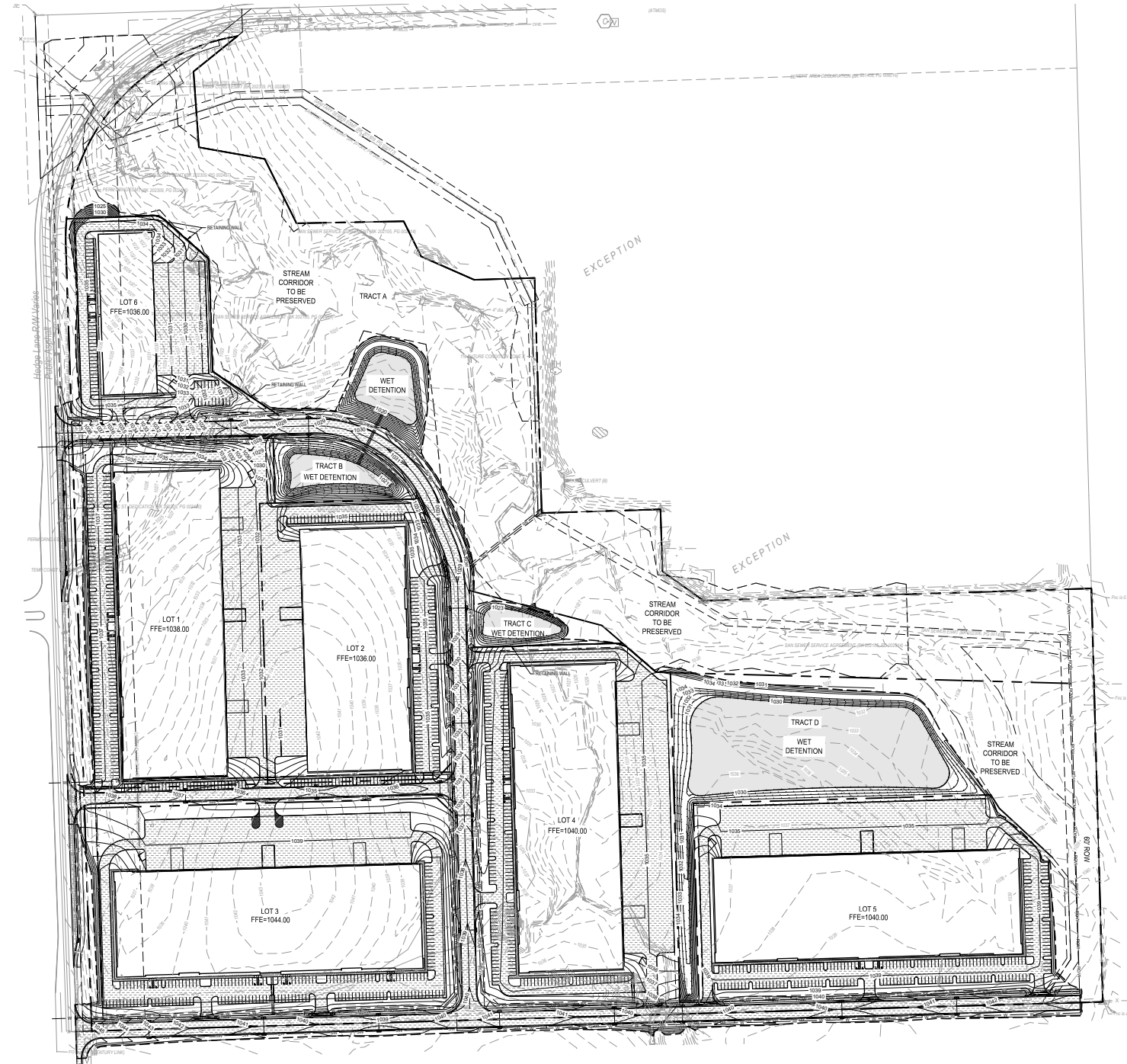
PRELIMINARY SITE DEVELOPMENT PLAN

SK002



SK007

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1 OVERALL GRADING PLAN

LEGEND

- PROPERTY LINE
- LOT BOUNDARY
- FLOOD ZONE
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- DRAINAGE / UTILITY EASEMENT
- PROPOSED WATER MAIN EXTENSION
- PROPOSED SANITARY SEWER MAIN EXTENSION
- CONCRETE DRIVE PAVING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- LIMITS OF GRADING

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CROSSLAND
CONSTRUCTION COMPANY, INC.

PROGRESS PRINT

HEDGE INDUSTRIAL PARK NORTH

ASPEN INDUSTRIAL LAND FUND I LLC

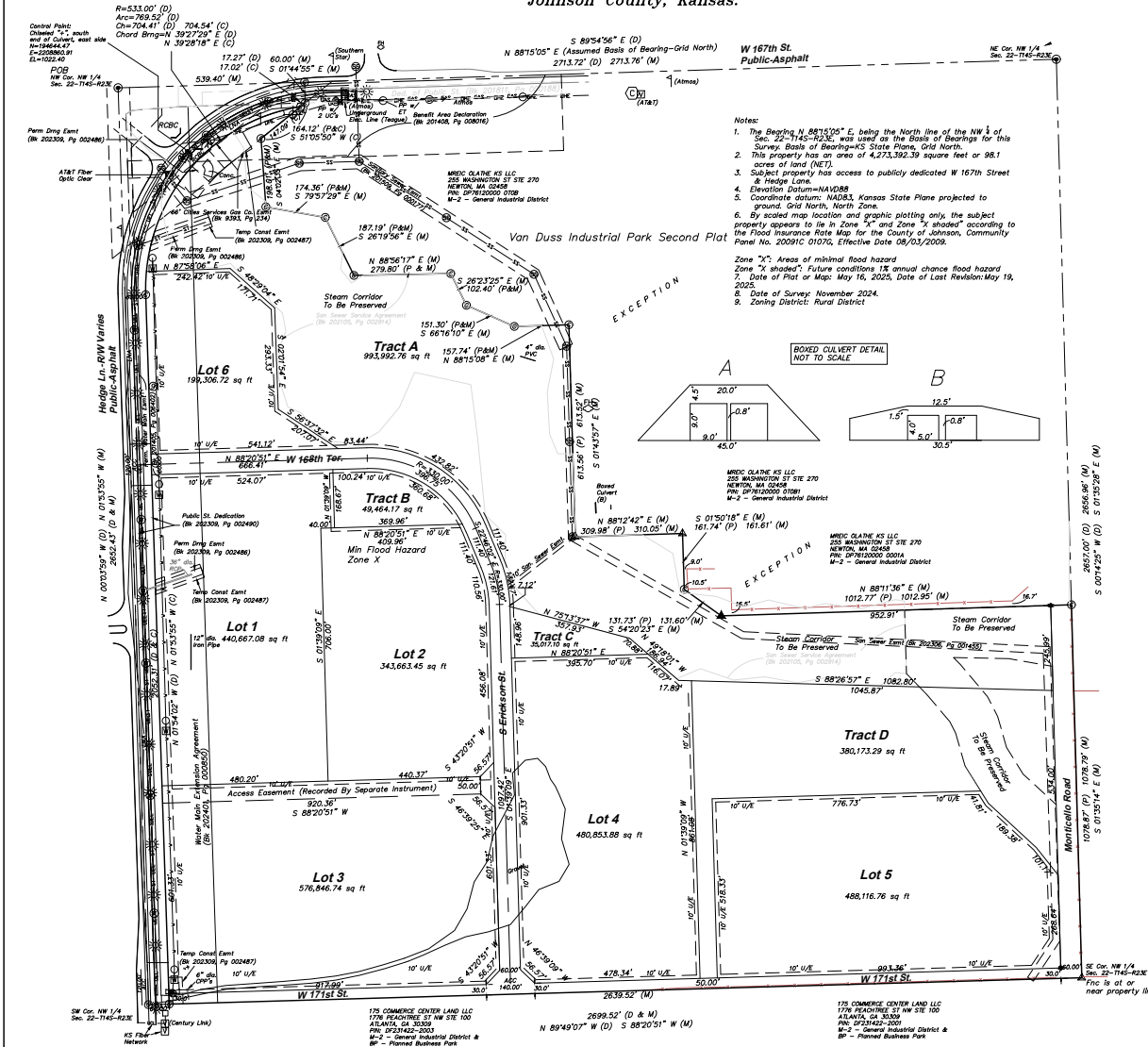
SW 1/2, NW 1/4, SEC. 22, T.44S, R.24E, S.66E

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/08/2018
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99	ISSUED FOR PERMIT	08/08/2018
100	ISSUED FOR PERMIT	08/08/2018

OVERALL GRADING PLAN

SK008

PRELIMINARY PLAT
Hedge Industrial Park North
A Part Of The Northwest Quarter,
Section 22, Township 14 South, Range 23 East,
An Addition To The City Of Olathe,
Johnson County, Kansas.



DESCRIPTION

All that part of the Northwest Quarter of Section 22, Township 14 South, Range 23 East, Sixth Principal Meridian, Johnson County, Kansas, described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 22; thence South 89 degrees 54 minutes 56 seconds East, along the North line of the Northwest Quarter of said Section 22, a distance of 2,713.72 feet to the Northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 14 minutes 25 seconds West along the East line of the Northwest Quarter of said Section 22, a distance of 2,657.00 feet to the Southeast corner of the Northwest Quarter of said Section 22; thence North 89 degrees 49 minutes 07 seconds West, along the South line of the Northwest Quarter of said Section 22, a distance of 2,699.52 feet to the Southwest corner of the Northwest Quarter of said Section 22; thence North 00 degrees 03 minutes 59 seconds West, along the West line of the Northwest Quarter of said Section 22, a distance of 2,652.43 feet to the point of beginning.

except that Part Platted as Van Duss Industrial Park, Second Plat and except any part used or dedicated for streets, roads or highway right of way.

SURVEYOR CERTIFICATE

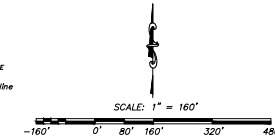
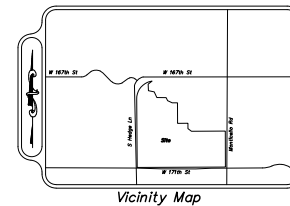
I hereby certify that this is an accurate and true plat of survey on this day of _____ 2025.

Chad Abbott, PS #1340

Date of last revision: 7-10-2025

Legend of Symbols & Abbreviations

(D)	Described	(C)	Calculated Point
(M)	Measured	(F)	Found 2" dia. Aluminum Cap
(P)	Plotted (Van Duss Industrial Park, Second Plat)	(F)	Found 1/2" Rebar (Origin Unknown)
		(F)	Found 1/2" Rebar (KS CLS #234, MO CLS #2011003572)
		(F)	Set 1/2"x24" Rebar with PS #1340 Cap
(L)	Light Pole	(G)	Gas Valve
(P)	Power Pole	(C)	Communications Box
(A)	Anchor	(F)	Fire Hydrant
(E)	Electric Box	(W)	Water Test Station
(V)	Vault	(W)	Water Meter Vault
(M)	Electric Meter	(W)	Water Valve
(F)	Fence	(P)	PP=Power Pole
(E)	Overhead Electric Line	(U)	UC=Underground Conduit
(G)	Gas Line	(E)	ET=Electric Transformer
(C)	Communication Line	(R)	RCB=Reinforced Concrete Boxed Culvert
(U)	Underground Electric Line	(G)	GP=General
(W)	Water Line	(C)	CP=Corrugated Plastic Pipe
(S)	Sanitary Sewer Line	(R)	RP=Reinforced Concrete Pipe
(S)	Sanitary Sewer Line		



Abbott
and
Survey

631 N. Kessler, Wichita, KS 67209
Ph: 316.262.2252 Fax: 316.262.2308
surveyors@phs.com

Dwn Rtn: MY Approved Rtn: CRA
Dwg: No: A85-05-008 Scale: 1" = 160'

Sheet 1 of 1



TESSERE

All work herein is the exclusive property of TESSERE and is to be used or used in any way without the express written consent of TESSERE. All drawings, specifications, data, design, and engineering documents shall constitute the original and approved work of TESSERE.

CROSSLAND
CONSTRUCTION COMPANY, INC.



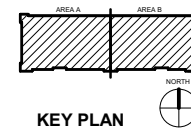
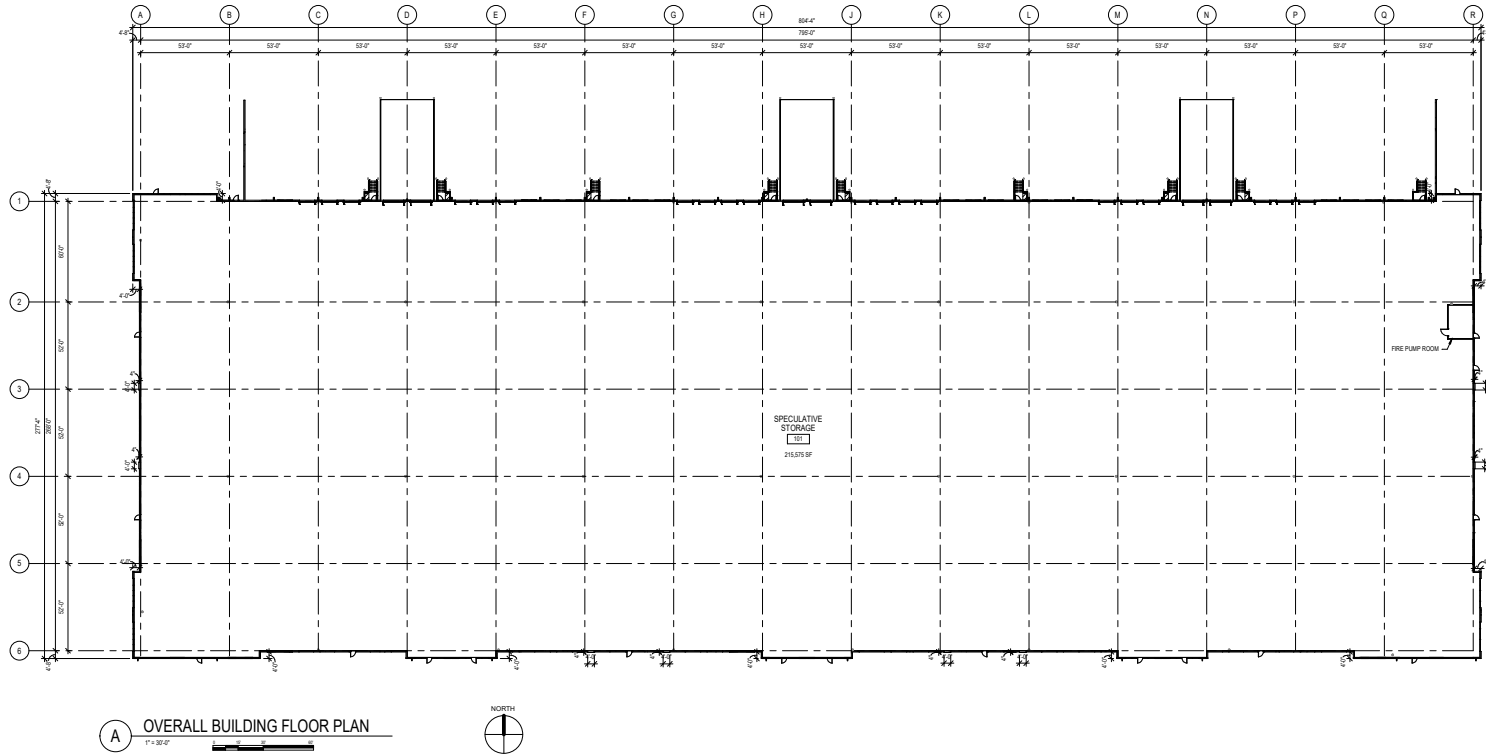
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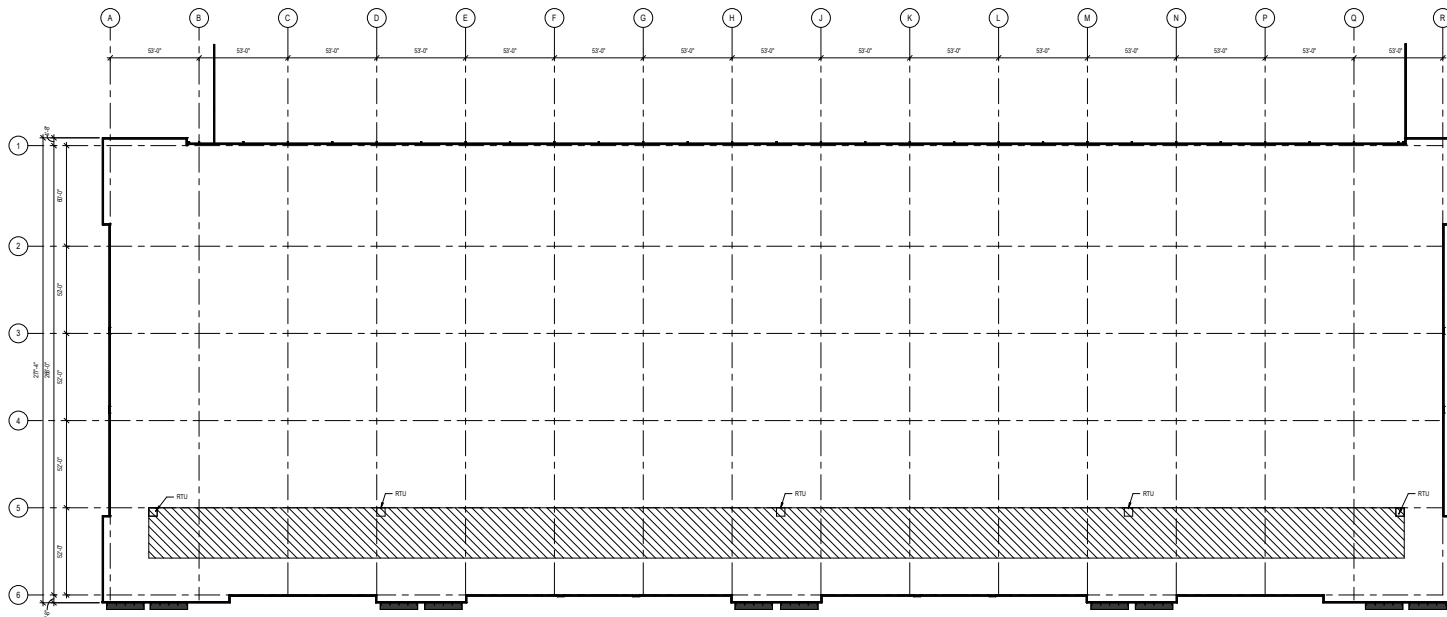
HEDGE INDUSTRIAL PARK NORTH
ASPEN INDUSTRIAL FUND | LLC
SW 1/2, NW 1/4, SEC 22, T.144S, R.20E | COLETTE, 80902

REV 02	2024/07/18
REV 01	2024/06/03
PROJECT NO.	170602051-143147M
STATUS	PRELIMINARY SITE DEVELOPMENT PLAN
DATE	06/21/2024
DRAWN BY	BME
CHECKED BY	JM

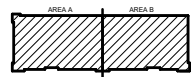
RENDERING

SK004



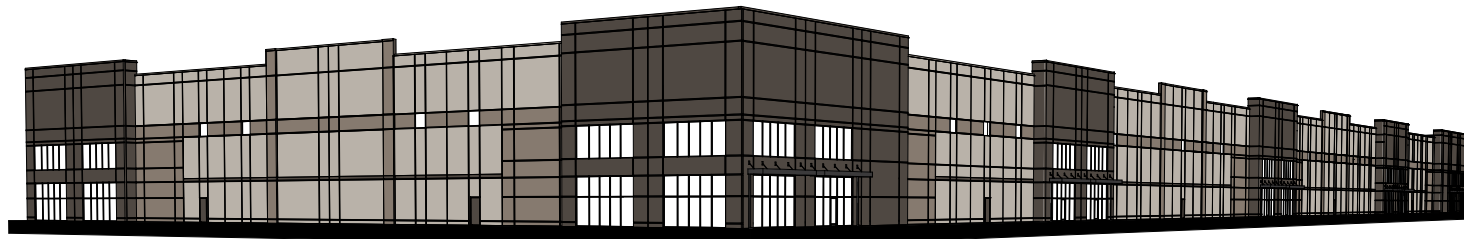


OVERALL BUILDING ROOF PLAN

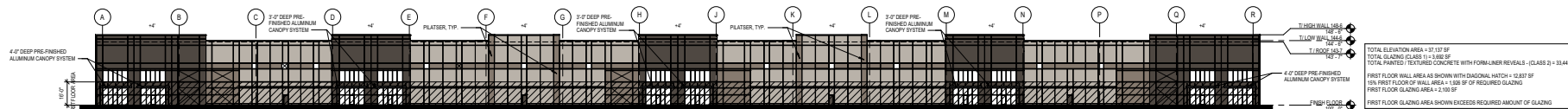


KEY PLAN

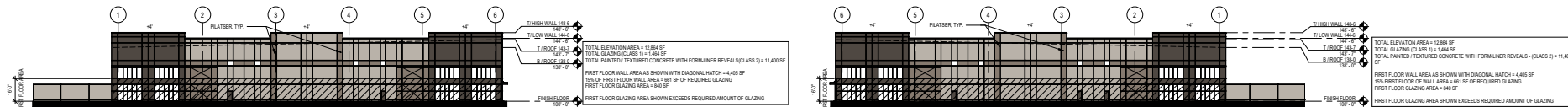




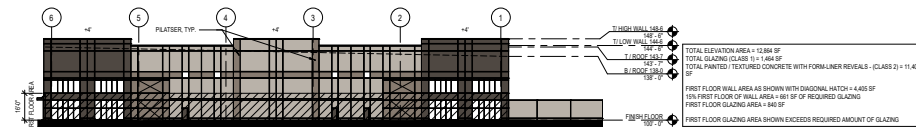
1 PERSPECTIVE VIEW
NOT TO SCALE



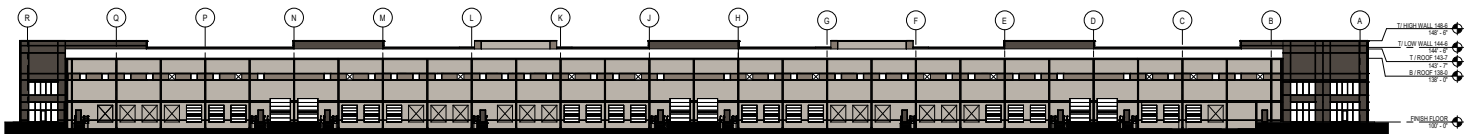
2 SOUTH ELEVATION - (PRIMARY FACADE)
NOT TO SCALE



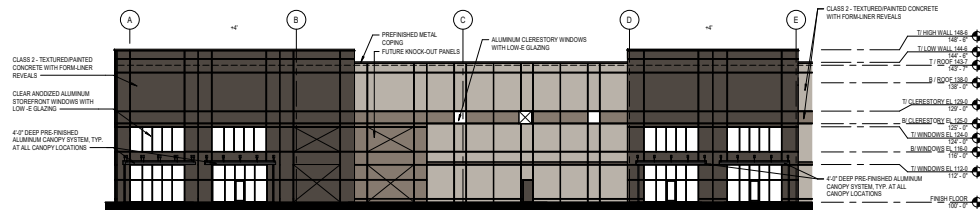
3 WEST ELEVATION - (PRIMARY FACADE)
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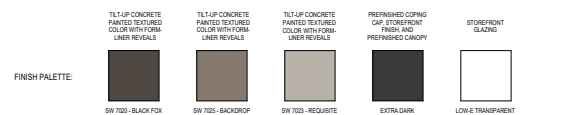
4 EAST ELEVATION - (PRIMARY FACADE)
NOT TO SCALE



5 NORTH ELEVATION - (SECONDARY FACADE)
NOT TO SCALE

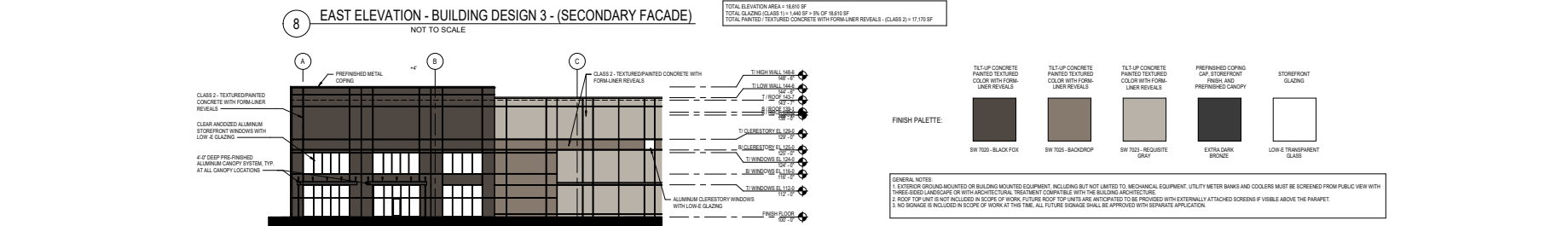
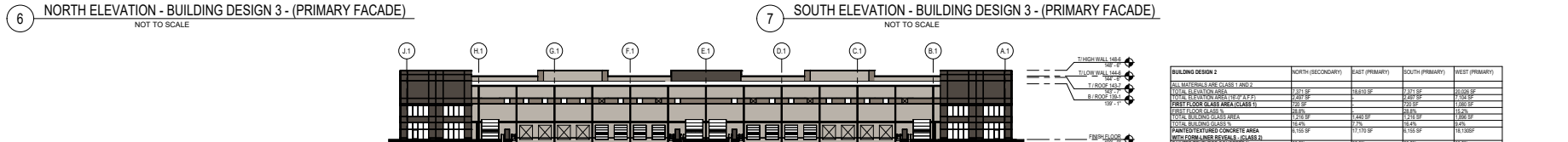
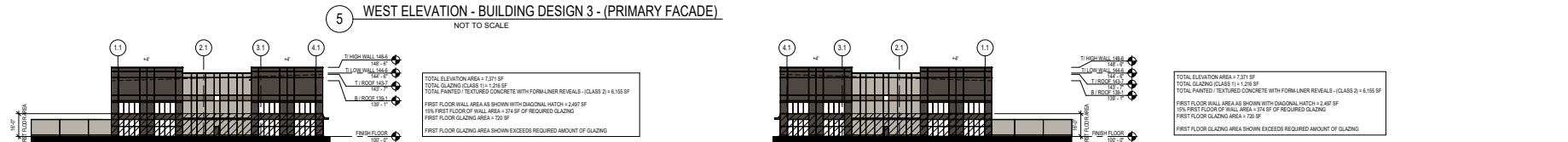
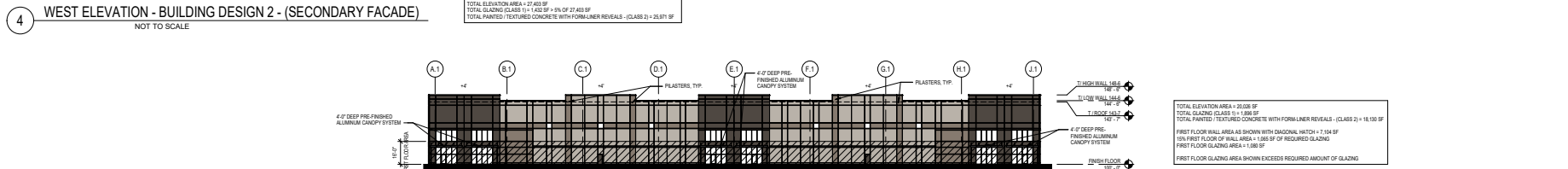
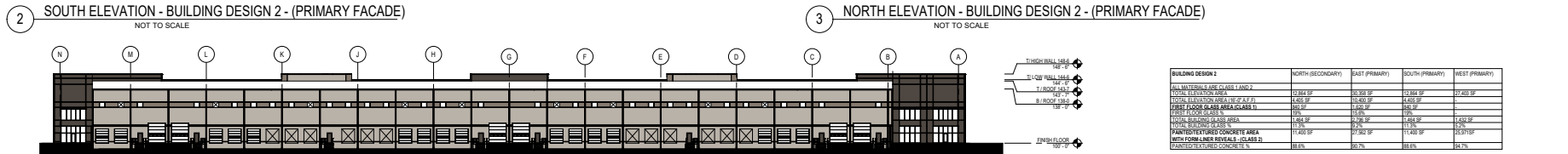
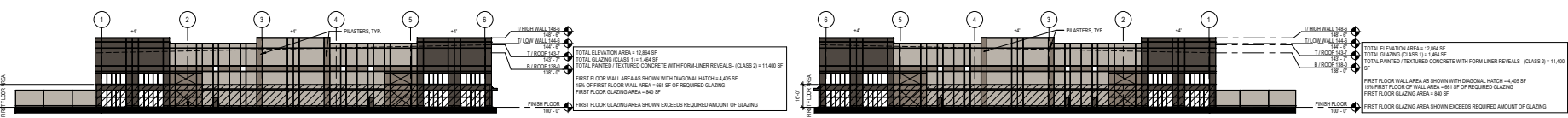
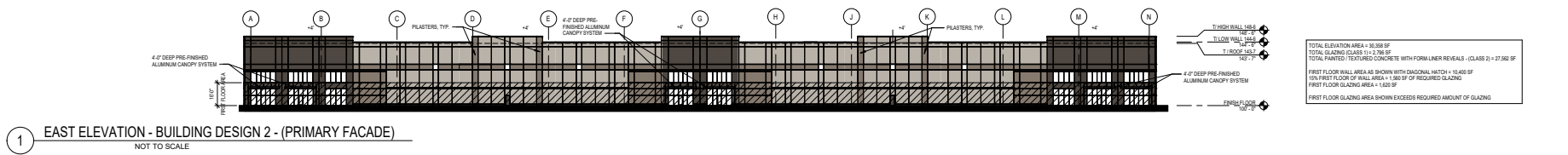


6 TYPICAL MATERIALS AND HEIGHTS
NOT TO SCALE



GENERAL NOTES:
1. EXTERIOR GROUND-MOUNTED OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS MUST BE SCREENED FROM PUBLIC VIEW WITH THREE-SIDED LANDSCAPE OR WITH ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
2. ROOF TOP UNIT IS NOT INCLUDED IN SCOPE OF WORK. FUTURE ROOF TOP UNITS ARE ANTICIPATED TO BE PROVIDED WITH EXTERNALLY ATTACHED SCREENS IF VISIBLE ABOVE THE PARAPET.
3. NO SIGNAGE IS INCLUDED IN SCOPE OF WORK AT THIS TIME. ALL FUTURE SIGNAGE SHALL BE APPROVED WITH SEPARATE APPLICATION.

BUILDING	NORTH (SECONDARY)	EAST (PRIMARY)	SOUTH (PRIMARY)	WEST (PRIMARY)
ALL MATERIALS ARE CLASS 1 AND 2				
TOTAL ELEVATION AREA	33,837 SF	12,864 SF	37,137 SF	12,864 SF
TOTAL ELEVATION AREA (W/4 R.F.F.)		4,435 SF	13,837 SF	4,435 SF
FIRST FLOOR GLASS AREA (CLASS 1)	0	343 SF	1,701 SF	343 SF
FIRST FLOOR GLASS %	0%	2%	4%	2%
TOTAL BUILDING GLASS AREA	1,738 SF	1,464 SF	4,692 SF	1,464 SF
TOTAL BUILDING GLASS %	5.12%	11.3%	9.9%	11.3%
PAINTED/TEXTURED CONCRETE AREA	32,127 SF	11,400 SF	33,445 SF	11,400 SF
WITH FORM LINER SURFACES - CLASS 2				
PAINTED/TEXTURED CONCRETE %	94.8%	88.6%	90%	88.6%

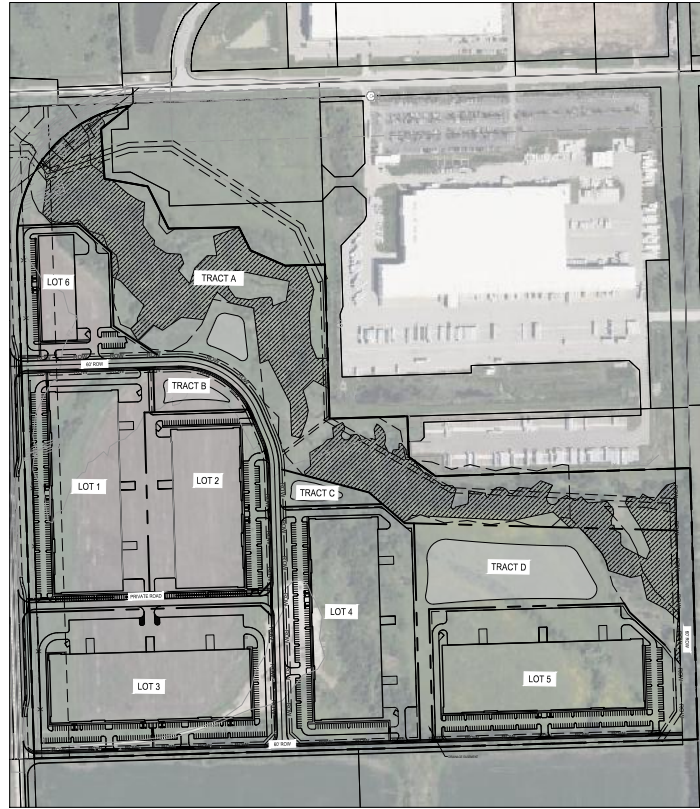


$\frac{1}{2} \times 1 = \frac{1}{2}$

U



1 EXISTING WOODLAND
1" = 200'



2 PRESERVED WOODLAND
1" = 200'

NOTES
IN ACCORDANCE WITH THE CITY OF CLATHE'S MUNICIPAL CODE, THE FOLLOWING TREE PRESERVATION PLAN SHALL BE MAINTAINED:
THE IMAGE ON THE LEFT DEFINES THE EXISTING WOODLAND AREAS ACCORDING TO THE ONLINE GIS DATA. THE IMAGE ON THE RIGHT DEPICTS THE PROPOSED PLAN, ITS BOUNDARIES, AND THE TREES THAT WILL BE PRESERVED THROUGHOUT THE DEVELOPMENT. SECTION 16.30.040 (B.3) STATES THAT THE TREE PRESERVATION PLAN MUST PRESERVE A MINIMUM OF 25 PERCENT OF CONTIGUOUS TREE CANOPY WITH THE UNDERSTORY, ACCORDING TO THE ABOVE WHEN 81 PERCENT WILL BE PRESERVED.

WOODLAND PRESERVATION		
	OVERALL	FLOODPLAIN
EXISTING (ACRES)	24.00	10.28
PRESERVED (ACRES)	14.60	8.81
PRESERVED	61%	84%
REMOVED	39%	16%

LEGEND

PRESERVED WOODLAND

EXISTING WOODLAND

FLOOD HAZARD ZONE