



STAFF REPORT

Planning Commission Meeting: June 22, 2026

Application:	FP26-0002: Final Plat of Lone Elm Commerce Center, Sixth Plat
Location:	Northwest of W. 167th Street and Lone Elm Road
Owner:	Foote Land Company LLC
Applicant:	Judd Claussen; Phelps Engineering
Staff Contact:	Taylor Vande Velde; Planner II

Site Area:	<u>44.1 ± acres</u>	Proposed Use:	<u>Warehousing, storage</u>
Lots:	<u>1</u>	Existing Zoning:	<u>CTY PRN2 (County Planned Residential) & (RZ26-0003 is pending)</u>
Tracts:	<u>3</u>	Plat:	<u>Unplatted; Partial Replat of Waterford Glen Estates Plat</u>

1. Introduction

The following application is a request for a final plat of Lone Elm Commerce Center, Sixth Plat, located northwest of W. 167th Street and Lone Elm Road. The final plat will establish lot lines and dedicate public easements for one (1) industrial lot, three (3) tracts, and easements to accommodate the construction of a proposed 260,879-square-foot industrial facility.

The subject property was platted within the County in 2001 (Waterford Glen Estates) for residential purposes and was later annexed into Olathe in 2006 (ANX-06-007). The previously platted areas must be replatted and require vacating a portion of the old right-of-way and easements to accommodate the new development.

The applicant submitted an associated rezoning to the M-2 (General Industrial) and preliminary site development plan (RZ26-0002) to allow for industrial development, which is consistent with the plat. The City Council approved the rezoning request and preliminary site development plan on May 5, 2026.

2. Plat Review

- Lots/Tracts** – The plat establishes lot lines for one (1) industrial lot and three (3) tracts to allow development of a warehouse and distribution facility. Tract A is intended for outdoor storage and will be owned and maintained by the owner of said property. Tract B will be

used as a detention basin, while Tract C is intended to be used for the Stream Corridor, tree preservation, landscaping, and open space.

- b. **Streets/Right-of-Way** – The development will be served by the existing Erickson Street and Monticello Road. A portion of the previously dedicated right-of-way is being vacated with this plat. No additional right-of-way is being dedicated with this plat.
- c. **Public Utilities** – The property is located within the City of Olathe sewer and WaterOne water service areas. The development will be served by existing sewer and water mains, which will be extended by the developer. Previously dedicated public utility easements along the old right-of-way will also be vacated with this plat.
- a. **Tree Preservation** – Tract C will primarily be within the existing stream corridor area and preserve the existing vegetation, which will be maintained by the owner.
- d. **Stormwater** – One (1) wet detention basin will be installed within Tract B to comply with Title 17 stormwater requirements of the Municipal Code. Stormwater collected throughout the site will be conveyed into this detention basin, which is generally located in the northern portion of the development.



Aerial view of the subject property outlined in yellow, and the associated rezoning (RZ26-0003) is dashed in black.

3. Public Notification

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public reservation to be approved by the Planning Commission following mailed notification and a public hearing. The applicant mailed the required public notifications by certified mail to property owners within 200 feet of the project site. No correspondence from surrounding property owners has been received by the applicant or Staff.

4. Staff Recommendation

- A. Staff recommends approval of FP26-0002, the final plat of Lone Elm Commerce Center, Sixth Plat with no stipulations.

FINAL PLAT OF LONE ELM COMMERCE CENTER, SIXTH PLAT

A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF
SECTION 15, TOWNSHIP 14 SOUTH, RANGE 23 EAST,
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

LEGAL DESCRIPTION

This description was prepared by Phelps Engineering, Inc., KS CLS-R2 on February 5, 2008, for Project No. 240042. All of Lots 5, 6, 7, 8 and part of Lot 9, Tract A and platted right-of-way of Waterford Drive, WATERFORD GLEN ESTATES, a platted subdivision of land and together with all that part of the Southeast Quarter of Section 15, Township 14 South, Range 23 East, now in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 15, thence N 1°49'53" W, along the East line of the Southeast Quarter of said Section 15, a distance of 1261.25 feet, thence S 88°02'10" W, a distance of 60.00 feet, to a point on the West right-of-way line of Lone Elm Road, as now established, said point also being the Point of Beginning; thence continuing S 88°02'10" W, along the North plot line of PACIFIC SUNBEAM, AMENDED 1ST PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas and its Eastern and Western extensions, a distance of 2557.72 feet, to a point on the Eastern right-of-way line of Monticello Road, as now established; thence along the Eastern right-of-way line of said Monticello Road, for the following two (2) courses: thence N 1°30'27" W, a distance of 112.00 feet; thence Northerly on a curve to the left, said curve being tangent to the last described course and having a radius of 360.00 feet, on an arc distance of 148.01 feet, to a point on the West line of the Southeast Quarter of said Section 15, said point also being the South most plot corner of LONE ELM COMMERCE CENTER, FIFTH PLAT, a platted subdivision of land in the City of Olathe, Johnson County, Kansas; thence N 1°39'27" W, along the West line of the Southeast Quarter of said Section 15 and the East plot line of said LONE ELM COMMERCE CENTER, FIFTH PLAT, a distance of 263.84 feet, to a point on the Southern Right-of-Way line of Erickson Street, as now established; thence N 39°57'44" E, along said Southern Right-of-Way line of said Erickson Street, a distance of 45.84 feet; thence N 88°03'47" E, a distance of 971.39 feet; thence N 1°56'13" W, a distance of 501.54 feet; thence S 88°03'47" W, a distance of 521.39 feet; thence N 39°57'44" E, a distance of 444.93 feet, to a point on the North line of the Southeast Quarter of said Section 15; thence N 88°19'57" E, along the North line of the Southeast Quarter of said Section 15, a distance of 792.80 feet; thence S 12°06'42" W, a distance of 433.66 feet; thence S 1°49'53" E, a distance of 320.00 feet; thence N 69°39'44" E, a distance of 327.84 feet; thence S 81°17'09" E, a distance of 240.78 feet; thence S 58°52'19" E, a distance of 275.91 feet; thence S 56°29'17" E, a distance of 557.37 feet, to a point on the West Right-of-Way line of said Lone Elm Road; thence S 1°49'53" E, along said West Right-of-Way line, a distance of 122.82 feet, to the Point of Beginning, containing 44.1422 acres, more or less, of unplatted land.

DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LONE ELM COMMERCE CENTER, SIXTH PLAT".

The undersigned proprietors of the property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys, not heretofore dedicated.

The undersigned proprietors of said property shown on this plat do hereby certify that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility, or corporation have been observed except that some person, utility or corporation shall retain whatever rights they would have as if located in a public street.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, wires, gas, sewer, pipes, pipes, wires, surface drainage facilities, ducts, cables, etc., upon, over and under those areas outlined hereon and designated on this plat as "U/E" or "Utility Easement".

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the City of Olathe, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of the City of Olathe. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of sanitary sewer lines and surface drainage facilities, including manholes, shafts, pipes, drains, etc., upon, over, and under those areas outlined hereon and designated on this plat as "D/E" or "Drainage Easement".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, avenues, and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby disavows and agrees to indemnify the City of Olathe, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

The access easements or "A/E" as shown on this plat are reserved by the undersigned proprietor, its heirs and assigns, for the ingress and egress of the owners and occupants and their guests of the adjacent lots as shared entry drives.

Tract "A" shall be owned and maintained by the property owner or the authorized representative thereof. Said Tract is intended to be used for outdoor storage.

Tract "B" shall be owned and maintained by the property owner or the authorized representative thereof. Said Tract is intended to be used for stormwater detention, stormwater quality BMPs, landscaping, and private or public open space.

Tract "C" shall be owned and maintained by the property owner or the authorized representative thereof. Said Tract is intended to be used for Stream Corridor, tree preservation, landscaping, and private or public open space.

Stream Corridor Notice

"Notice: This site contains a protected stream corridor, as defined and regulated in city of Olathe, Kansas, Municipal Code. Restrictions on the use or alteration of the Stream Corridor may apply. This property is also subject to the obligations and requirements of the Stream Corridor Maintenance Agreement approved by the City."

Stormwater Treatment Facilities Notice

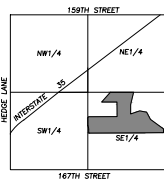
"Notice: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said Facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City."

RESTRICTIONS

All lots, parcels, tracts and properties in this subdivision shall hereafter be subject to the Declaration of Easements, Covenants and Restrictions for "Lone Elm Commerce Center", which instrument is recorded in the Office of the Register of Deeds of Johnson County, Kansas, and which shall hereby become a part of the dedication of this plat as though fully set forth herein.

CONSENT TO LEVY

The undersigned proprietors of the above described land hereby agree and consent that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated, shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.



VICINITY MAP
SEC. 15-14-23



SCALE:
1"=2000'



BY: SCOTT C. CHISM, LS-1306

I, SCOTT C. CHISM, HEREBY CERTIFY THAT IN APRIL, 2013, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

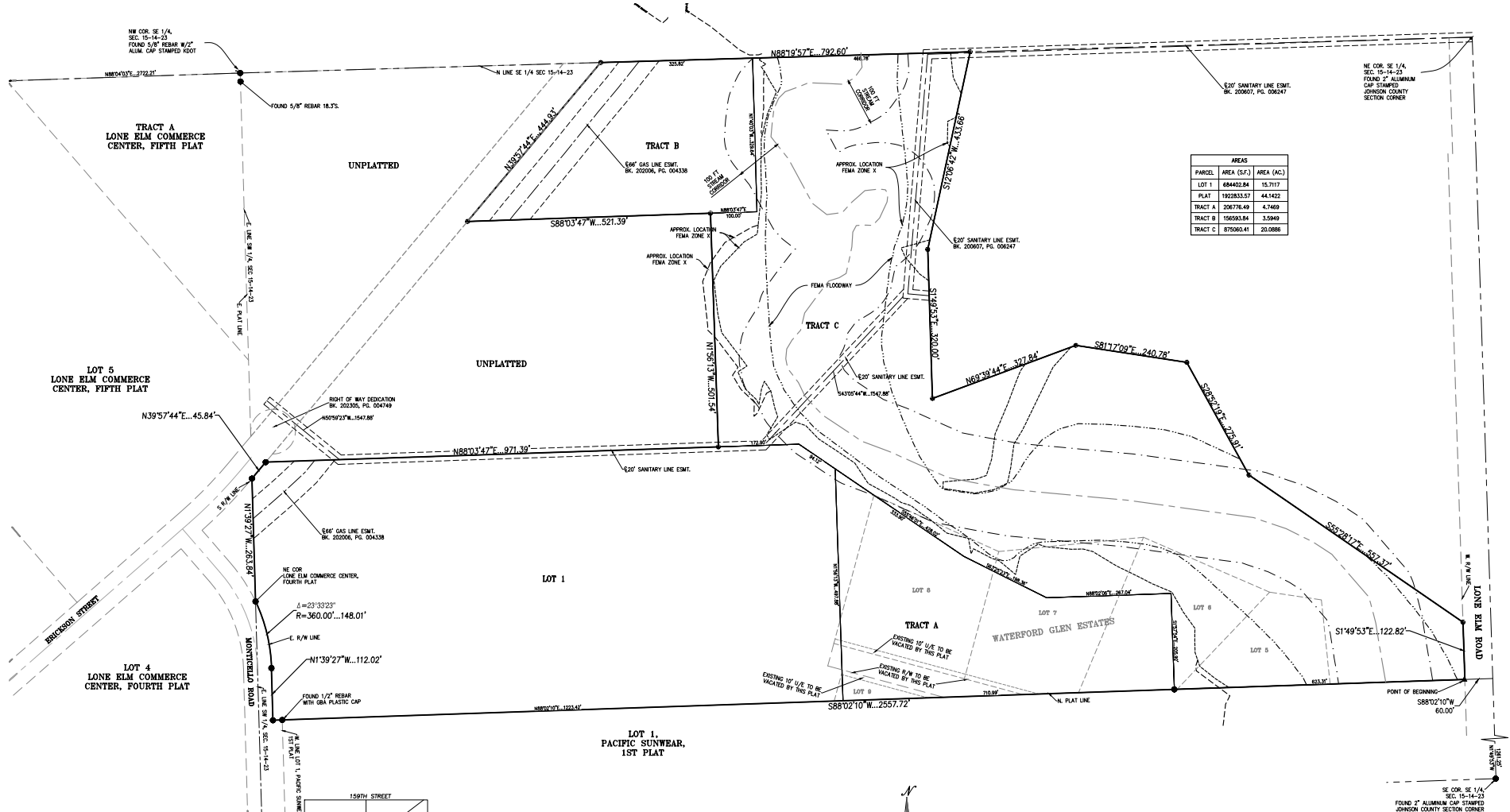
CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LS-80
EXPIRATION - 12-31-13
KANSAS SURVEYING - 20070118
EXPIRATION - 20100208



PHILIPS ENGINEERING, INC.
KANSAS ENGINEERING - LS-80
EXPIRATION - 12-31-13
KANSAS SURVEYING - 20070118
EXPIRATION - 20100208

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PARCEL	AREA (SF.)	AREA (AC.)
LOT 1	684452.84	15.7117
PLAT	1922833.57	44.1422
TRACT A	206776.49	4.7469
TRACT B	156593.84	3.5949
TRACT C	875060.41	20.0886

LEGEND

○ DENOTES SET 1/2" REBAR W/PHILIPS CORP.
S/S-32 PLASTIC CAP IN CONCRETE

● DENOTES FOUND 1/2" REBAR W/PHILIPS CORP.
S/S-32 PLASTIC CAP IN CONCRETE

UNLESS OTHERWISE NOTED
(ORIGINAL UNLESS OTHERWISE NOTED)

S/E DENOTES SANITARY SEWER EASEMENT

I.T.A. DENOTES INITIAL TANGENT BEARING

D/E DENOTES DRAINAGE EASEMENT

R/W DENOTES RIGHT OF WAY



BY: SCOTT G. CHRISTMAN, LB-1306

I, SCOTT G. CHRISTMAN, HEREBY CERTIFY THAT IN APRIL 2023, I OR SOMEONE UNDER MY RESPONSIBLE CHARGE HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.

CERTIFICATE OF AUTHORIZATION
KANSAS ENGINEERING - LB-40
EXPIRATION - 1-30-25

CERTIFICATE OF AUTHORIZATION
KANSAS SURVEYING - 20020018
EXPIRATION - 20020018

