

**ORDINANCE NO. 26-12**

**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. RZ25-0008 requesting rezoning from the C-3 (Regional Center) and MP-2 (Planned General Industrial) Districts to C-3 (Regional Center) District was filed with the City of Olathe, Kansas, on the 2<sup>nd</sup> 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 23<sup>rd</sup> day of February 2026; 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:

ALL THAT PART OF LOT 1, JIFFY LUBE, A PLATTED SUBDIVISION TOGETHER WITH A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, T13S, R23E, THE FOLLOWING LEGAL DESCRIPTION WAS WRITTEN BY JEFFERSON POWERS, KS PLS 1739 ON JUNE 27, 2025; THENCE SOUTH 89°20'10" WEST, ON THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 279.88 FEET; THENCE NORTH 00°26'09" WEST, A DISTANCE OF 52.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE, AS NOW ESTABLISHED; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE SAID NORTH RIGHT OF WAY LINE OF SANTA FE AVENUE; THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 273.63 FEET; THENCE SOUTH 83°56'31" WEST, A DISTANCE OF 124.06 FEET; THENCE SOUTH 89°20'10" WEST, A DISTANCE OF 27.08 FEET; THENCE NORTH 00°11'17" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 243.53 FEET; THENCE NORTH 89°13'06" EAST, A DISTANCE OF 22.05 FEET; THENCE NORTH 00°43'47" WEST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 89°19'32" WEST, A DISTANCE OF 92.05 FEET; THENCE SOUTH 54°35'20" WEST, A DISTANCE OF 76.33 FEET; THENCE NORTH 00°32'17" WEST, A DISTANCE OF 20.02 FEET A POINT OF CURVATURE ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BNSF RAILROAD; THENCE ON SAID RAILROAD RIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 37°53'07" EAST, A CENTRAL ANGLE OF 03°20'33", A RADIUS OF 4533.75 FEET, AND AN ARC LENGTH OF 264.50 FEET; THENCE NORTH 41°30'02" EAST, ON SAID RAILROAD RIGHT OF WAY LINE, A DISTANCE OF

661.99 FEET; THENCE SOUTH 04°55'18" EAST, A DISTANCE OF 24.29 FEET; THENCE NORTH 89°32'33" EAST, A DISTANCE OF 35.03 FEET TO THE SOUTHWEST CORNER OF LOT 1, RIDGEVIEW PLAZA, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 56, PAGE 33 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THENCE SOUTH 00°36'17" EAST, ON THE WEST LINE OF LOTS 2, AND 3, OF SAID RIDGEVIEW PLAZA, A DISTANCE OF 511.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING AT A POINT ON THE NORTH LINE OF LOT 1, QUIKRIP STORE NO. 0182R, A SUBDIVISION IN THE CITY OF OLATHE RECORDED IN BOOK 20170803, PAGE 0001410 AT THE REGISTER OF DEEDS, JOHNSON COUNTY, KANSAS; THE FOLLOWING BEARINGS AND DISTANCES ARE ON THE NORTH LINE OF SAID LOT 1, THENCE SOUTH 89°34'51" WEST, A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 00°36'17" EAST, A DISTANCE OF 28.93 FEET; THENCE SOUTH 89°16'15" WEST, A DISTANCE OF 83.10 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 00°26'09" EAST, ON THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION THEREOF, A DISTANCE OF 357.70 FEET TO THE POINT OF BEGINNING, CONTAINING 324,159.73 SQUARE FEET/7.44 ACRES OF LAND MORE OR LESS.

Said legally described property is hereby rezoned from the C-3 (Regional Center) and MP-2 (Planned General Industrial) Districts to C-3 (Regional Center) District.

**SECTION TWO:** That this rezoning is approved with the following stipulation:

1. The following uses are prohibited:
  - a. Auto Supply (Parts) Stores;
  - b. Building Material Sales and Storage;
  - c. Car Wash, Automobile Laundries or Car Care Centers, whether primary or accessory use;
  - d. Coin-Operated Laundry;
  - e. Convenience Stores with Gas Sales and Gas Stations;
  - f. Liquor Store;
  - g. Mini-Warehouse;
  - h. Services to Buildings and Dwellings;
  - i. Tattoo Parlor/Tattoo Studio and/or Body Piercing;
  - j. Vehicle Services, Repair & Restoration (Generally), Painting & Body Shops;
  - k. Check cashing, except in connection with a bank or savings and loan institution, tax service, or investment/brokerage service or as ancillary to a convenience store or grocery store;
  - l. Class A, Class B, or other private club as defined in the Kansas Liquor control act;
  - m. Dealers or businesses with indoor or outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment and other similar miscellaneous motor vehicles and equipment for sale, rent or lease;
  - n. Distance Restricted Businesses as set forth in Chapter 5.43 of the Olathe Municipal Code and any amendments thereto;

- o. Vapor Retailer and Tobacco Shop as defined in Chapter 6.20 of the Olathe Municipal Code.

**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 Governing Body this 17<sup>th</sup> day of March 2026.

**SIGNED** by the Mayor this 17<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney