

ORDINANCE NO. 25-26

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. RZ25-0005 requesting rezoning from the CTY RUR (County Rural) District to M-2 (General Industrial) District was filed with the City of Olathe, Kansas, on the 21st day of May 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 28th day of July 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:

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.

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

SECTION TWO: That this rezoning is approved 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

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 19th day of August 2025.

SIGNED by the Mayor this 19th day of August 2025.

Mayor

ATTEST:

City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney