



STAFF REPORT

Planning Commission Meeting: March 23, 2026

Application:	FP25-0033: Final Plat of 175th Lone Elm Center
Location:	Northeast of W. 175 th Street and Lone Elm Road
Owners:	Rob Sangdahl, Lineage Logistics, LLC Mark Connor, Commercial Reposition Partners 17, LLC
Engineer/Applicant:	Judd Claussen, P.E., Phelps Engineering
Staff Contact:	Jessica Schuller, AICP, Senior Planner

Site Area:	<u>66.7 acres</u>	Proposed Use:	<u>Refrigerated Warehouse or Cold Storage</u>
Lots:	<u>1</u>	Existing Zoning:	<u>M-2 (General Industrial) District</u>
Tracts:	<u>2</u>	Plat:	<u>Unplatted</u>

1. Introduction

The following application is a request to approve the final plat of 175th Lone Elm Center located northeast of W. 175th Street and Lone Elm Road. The plat will establish lot lines and dedicate public easements and right-of-way for one (1) lot for the development of a cold storage facility for Lineage Logistics on 66.7 acres.

The property was annexed in 2025 (ANX25-0002) under Ordinance 25-11. An application to rezone the larger subject property (RZ25-0007) to the M-2 (General Industrial) District was approved on September 16, 2025. An application to rezone a smaller 4.7 acres of the site to the M-2 (General Industrial) District was approved on March 3, 2026 (RZ25-0019). The final plat is consistent with the approved development plans.

2. Plat Review

- a. **Lots/Tracts** – This plat establishes lot lines for one (1) lot and two (2) tracts. Lot 1 is 55.3-acres and intended for the development of a cold storage facility. Tracts A and B are intended for landscaping, stormwater treatment and detention, and private open space. An access easement is dedicated to the City for the purpose of accessing Tract B.
- b. **Streets/Right-of-Way** – Lot 1 takes driveway access from Lone Elm Road and from 172nd Terrace, a new public roadway extending from Lone Elm Road to the eastern property line. An additional 20-feet of public right-of-way is also being dedicated along Lone Elm Road.

- c. **Public Utilities** – The property is in WaterOne and City of Olathe sewer service areas. The plat is dedicating utility easement (U/E) and sanitary sewer (SS/E) easements.
- d. **Tree Preservation** – A 30-foot tree preservation (TP/E) easement is dedicated along the northern property line to protect the existing tree line between the subject site and Lone Elm Park to the north.
- e. **Stormwater** – Tracts A and B are dedicated to stormwater treatment and detention. A Stormwater Treatment Facility Maintenance Agreement must be approved by the City. Stream corridor areas are outlined on the final plat and a Stream Corridor Maintenance Agreement must be approved by the City.



Subject property highlighted in purple.

3. Staff Recommendation

- A. Staff recommends approval of FP25-0033, the final plat of 175th Lone Elm Center with no stipulations.

