



## Staff Report

Planning Commission Meeting: May 11, 2026

<b>Application:</b>	<b><u>UDO26-0001</u>: Amendments to Title 18 Unified Development Ordinance Chapter 18.20 (UDO 18.20.260) pertaining to the North Ridgeview Road Overlay District</b>
<b>Applicant:</b>	City of Olathe
<b>Staff Contact:</b>	Jessica Schuller, AICP, Senior Planner

### Overview

The Elevate Olathe Comprehensive Plan was adopted on April 21, 2026 including land use and design guidelines for areas of the city experiencing new growth and development. Staff reviewed the existing North Ridgeview Road Overlay District (UDO 18.20.260) and associated Design Guidelines for alignment with the Elevate Olathe Comprehensive Plan. On March 2, 2026, a joint discussion was held with the Planning Commission and City Council and direction was given for staff to pursue an amendment to the UDO for the Ridgeview Overlay District. This amendment removes overlapping and conflicting requirements between the new Comprehensive Plan and the Overlay District in order to promote development opportunities north of College Boulevard.

### North Ridgeview Road Overlay

The North Ridgeview Road Overlay (the "Overlay") was adopted in 2001 (Ordinance 01-119) and later updated in 2002 (Ordinance 02-54). The Overlay includes the land area bounded by K-10 Highway to the north, the Burlington Northern Santa Fe Railroad to the west, 119th Street to the south, and the corporate limits of Olathe to the east.

The Overlay enacts zoning restrictions on properties that retain Agricultural zoning and enacts land use restrictions on office, select commercial and business park zoning districts. Development within the Overlay is also subject to Design Guidelines to ensure that high quality development occurs in the area (Resolution No. 01-1181). At the time of implementation, these design guidelines played an important role in guiding the appearance and quality of architecture in the corridor, as the Unified Development Ordinance (UDO) did not yet contain architectural and site design standards. Since that time, detailed architectural and site design standards were adopted into the UDO in 2014, creating consistent high-quality architectural standards across the City.

## Elevate Olathe Comprehensive Plan

The Elevate Olathe Comprehensive Plan, adopted April of 2026 (Ord. 26-14), identifies areas north of College Boulevard along Ridgeview Road as part of the North Ridgeview Subarea, which encompasses the northern half of the existing Overlay (see maps below). The subarea plan contains specific recommendations on land use, transportation connections, trail connections, and site design. The images below show the boundaries of the existing North Ridgeview Road Overlay District and the new North Ridgeview Subarea.



*Map of the Existing North Ridgeview Road Overlay (UDO)*



*Map of the North Ridgeview Subarea (Elevate Olathe)*

The following is a summary of proposed amendments to the Overlay District and full redlines are included in the attached **Amendments Exhibit**.

### UDO Proposal Summary

A summary of the proposed amendments to UDO 18.20.260 North Ridgeview Road Overlay is provided below and a full redline copy of the proposed updates is attached to this report.

#### 1. Revise the North Ridgeview Road Overlay Boundary

Staff recommends revising the overlay boundary to exclude the land area north of College Boulevard, as this area is now guided by the North Ridgeview Subarea Plan of the Elevate Olathe Comprehensive Plan (Ord. 26-14). The land south of College Boulevard would remain subject to the adopted design guidelines, ensuring that new infill development or redevelopment within existing commercial centers maintains a consistent character, quality and style.

#### 2. Remove Requirements for Agricultural Zones

The Overlay requires that land with Agricultural (AG) zoning be rezoned to only the O, C-1, C-3 or BP Districts. The only remaining land area with Agricultural (AG) zoning within

the Overlay is at the northwest corner of College Boulevard and Ridgeview Road. By removing all land area north of College Boulevard from the Overlay, these restrictions are no longer applicable and the remaining AG property may be rezoned to a different district that aligns with its designation as Mixed Use in the Elevate Olathe Comprehensive Plan.

### **3. Update Prohibited Land Uses**

The Overlay includes a list of prohibited land uses within the O, C-1, C-3 and BP Districts. A minor amendment to this list is recommended to ensure that the ordinance aligns with State and Federal requirements for telecommunications facilities.

### **Public Engagement**

Significant public engagement was done throughout the Elevate Olathe Comprehensive Plan update process between 2024 and 2026, including surveys, workshops, open houses and public events. A public open house was specifically held to gather feedback on all subareas identified in the Comprehensive Plan, including the North Ridgeview Subarea. Additionally, online engagement opportunities were provided throughout the plan update and specific to the subareas.

Throughout public engagement events, staff heard the need for more thoughtful and functional active transportation infrastructure in the North Ridgeview Subarea, including dedicating more space to pedestrians and cyclists with grade-separated trails and paths. Participants also commented on the need for a bus tracker located at shelters across the North Ridgeview Corridor, as well as an increased number of bus stops along the subarea. Participants in the open house mentioned the need for an increase in diverse housing options, particularly townhomes with basements, and green, tree-lined roadways.

### **Staff Recommendation**

Staff recommends approval of the proposed amendments as detailed in the attached UDO26-0001 **Amendments Exhibit**. This item will proceed to the City Council following the recommendation of the Planning Commission.